FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 19, 2017.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 24691 **DEEDWARR**
11/13/2017 08:18:37 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20171113-0115829

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0325**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison Paul Richardswise	Same address as new	**94-2-205.00**
(NAME) **1907 Sevier Ct**	(NAME) Owner	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael David Collins, Executor for the Estate of Margaret Vaughn Collins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harrison Paul Richardswise, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 100 feet of lots Nos. 89, 90, and 91 on the Map of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for said County.

Said parts of Lots Nos. 89, 90, and 01 front 100 feet on the northerly side of Sevier Street and run back between parallel lines, with the easterly margin of an alley, 150 feet to the southerly line of Lot No. 92.

Being the same property conveyed to John T. Collins and wife Margaret V. Collins by Warranty Deed from W.K. Scott and wife, Posey Rose Scott dated August 20, 1952, filed of record in Book 2092 , Page 416 , in the Register's Office of Davidson County, Tennessee.

John T. Collins died July 26, 1998 and Margaret V. Collins died July 13, 2017 leaving a Last Will and Testament filed of record August 31, 2017 in Davidson County, Tennessee

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1907 Sevier Ct, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **September, 2017**.

The Estate of Margaret Vaughn Collins

Michael David Collins, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Michael David Collins , whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Margaret Vaughn Collins Estate and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Margaret Vaughn Collins..

WITNESS my hand and official seal on **9/19/2017**

NOTARY

MY COMMISSION EXPIRES: 10/26/20

MICHELE MAZZANTI
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY