WARRANTY DEED

Bill Garrett Davidson County
Batch# 42599 **DEEDWARR**
12/29/2017 08:55:53 AM 2 pgs
Fees: $13.00 Taxes: $1,034.15

20171229-0132164

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,500.00

Timothy J. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 7-24-19

(AFFIX SEAL)

TINA L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Wilson	Geneva Financial, LLC	172150A27000CO
(NAME)	(NAME)	
2612 Polo Court	1018 E. Guadalupe Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tempe AZ 85283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cynthia E. Collins and spouse Tyrone Collins** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Wilson, 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:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598 & 599, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia E. Collins and spouse, Tyrone Collins by Warranty Deed from Elizabeth K. Edwards, married, also known as Kim Harper, recorded on June 26, 2000, of record in Instrument No. 20000626-0063514, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2612 Polo Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 28th day of December, 2017.

Tyrone Collins

Cynthia E. Collins

State of Tennessee
County of Williamson

Personally appeared before me Tyrone Collins and Cynthia E. Collins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2017.

Notary Public
My Commission Expires: 11/14/21

File No.: 12650

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON