Bill Garrett Davidson County
Batch# 62667 DEEDWARR
02/27/2018 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20180227-0018220

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,000.00.

Chloe de Leeuw
Affiant

Subscribed and sworn to me on February 14th, 2018.

NOTARY PUBLIC
My Commission Expires: September 30, 2018.

INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eugene Collins, Trustee 4817 TORBAY DRIVE Nashville, TN 37211	Eugene Collins NEW OWNER 36 Belcaro Circle Nashville, TN 37215	147-08-098.00

FOR AND IN CONSIDERATION of Twenty-Five Thousand ($25,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chloe Mikayla de Leeuw, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Eugene Collins, Trustee of the Torbay Drive Revocable Trust, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Beverly Heights, Sections 2, as of record in Book 2331, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed by Quitclaim Deed from Michael Ray Roach to Chloe Mikayla de Leeuw, as recorded on the 13th day of October, 2009 in Instrument No. 20091013-0094923; Quitclaim Deed from Stella Jeane Harrison f/k/a Stella Jeane Roach to Michael Ray Roach, as recorded on the 25th day of March, 2009 in Instrument No. 20090325-0027075 and Warranty Deed from Beverly F. Neighbours, unmarried to Michael Roach and wife, Jeane Roach, as recorded on the 2nd day of October, 1996 in Deed Book 10212, Page 111, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4817 TORBAY DRIVE, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this February 14th, 2018.

Chloe de Leeuw

Chloe Mikayla de Leeuw

STATE OF New South Wales
~~COUNTY~~ OF AUSTRALIA
Commonwealth

On February 14th, 2018, before me personally appeared Chloe Mikayla de Leeuw, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that ~~he~~/she/~~they~~ executed the same as ~~his~~/her/~~their~~ free act and deed.

Witness my hand and official seal on February 14th, 2018.

NOTARY PUBLIC

My Commission Expires: September 30, 2018

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY