WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(AFFIX SEAL)

KIMBERLY TERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

Bill Garrett Davidson County
Batch# 63520 DEEDWARR
02/28/2018 12:09:46 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180228-0018797

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon M. Collins	Franklin American Mortgage Company	108-04-0-028.00
(NAME)	(NAME)	
869 Norwalk Drive	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Chapnick and wife, Barbara Chapnick**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gordon M. Collins and Margaret C. Collins, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 64, on the plan of Larchwood, Section Two, as of record in Plat Book 5200, pages 57-58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Chapnick and wife, Barbara Chapnick by Warranty Deed dated 12/29/2006 from Doug Harris and wife, Rebecca Harris, filed for record on 1/4/2007 at Instrument Number 20070104-0001727, said Register's Office.

This has never been the marital residence of the Grantors.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 5200, page 57, Register's Office for Davidson County, Tennessee; Restrictive Convenants recorded in Book 5479, page 443 as amended in Book 5681, page 532, Book 5688, page 696 and Book 6011, page 130, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 869 Norwalk Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 20th day of February, 2018.

Kevin Chapnick

Barbara Chapnick

State of Florida
County of Polk

Personally appeared before me Kevin Chapnick and Barbara Chapnick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February, 2018.

Notary Public Christina Kittelberger
My Commission Expires: 5/28/2019

Notary Public State of Florida
Christina Kittelberger
My Commission FF 235434
Expires 05/28/2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122