WARRANTY DEED

DARRELL DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX

G-VRES-18-1849

Bill Garrett Davidson County
Batch# 64095 DEEDWARR
03/01/2018 01:47:19 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180301-0019453

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edwin Wilson Finch, IV	new owners	
(NAME)	(NAME)	
1849 Primrose Avenue		**117-3-59.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **JOHN CHAPPEL MCCOLLISTER AND HALEY ELIZABETH MCCOLLISTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWIN W FINCH, IV, A SINGLE MAN AND EDWIN W. FINCH, III, MARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee , being Lot No. 1 and a small triangular lot lying immediately north of and adjoining said Lot No. 1, Block "D" as shown on the plan of Belmont Terrace Annex No. 4 as of record in Book 974, Page 97, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Primrose Circle at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 160 feet to a point; thence northwardly passing the corner of Lot No. 1 and continuing northwardly, in all 239.3 feet to a concrete monument set in the westerly margin of Primrose Circle or Avenue, at the intersection of same with the westerly margin of Hazelwood Avenue, thence along a slight curve southeastwardly 182 feet, more or less, to a point, and continuing with the margin of Primrose Avenue, southeasterly and southwardly along another curve 65.3 feet to a point in the westerly margin of Primrose Circle, thence with the margin of same, southwardly 78 feet to the beginning.

Being the same property conveyed to Haley Elizabeth McCollister, an equal one-half undivided interest, by Quitclaim Deed from John Chappel McColllister, so as to vest equally as tenants by the entirety, recorded June 1, 2016 in Instrument No. 20160601-0054784 and further being the same property conveyed to John Chappel McCollister, a single man, by Warranty Deed from Edward D. Hillard, Jr., unmarried, recorded November 6, 2012 in Instrument No. 20121106-0102261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1849 Primrose Avenue, Nashville, Tennessee 37212**.

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 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 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 hand(s) this the 28th DAY OF FEBRUARY, 2018.

John Chappel McCollister
by John Gleaves, Attorney in Fact

Haley Elizabeth McCollister
by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN CHAPPEL MCCOLLISTER AND HALEY ELIZABETH MCCOLLISTER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN CHAPPEL MCCOLLISTER AND HALEY ELIZABETH MCCOLLISTER.

Witness my hand and official seal, this the 28th of February, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212