Bill Garrett Davidson County
Batch# 75996 **DEEDWARR**
04/03/2018 02:52:58 PM 2 pgs
Fees: $13.00 Taxes: $643.80

20180403-0031278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn B. Collins, unmarried man	New Owner (NAME)	
906 Albert Ct (ADDRESS)	906 Albert Ct (ADDRESS)	133-01-0-095.00
Nashville TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nancy E. Pease, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn B. Collins, unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 22 1/2 FEET OF LOT NO. 54 AND ALL OF LOT NO. 55 ON THE MAP OF PATTERSON'S SUBDIVISION OF MAPLE HILL, AS OF RECORD IN PLAT BOOK 332, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 54 AND ALL OF LOT NO. 55 FRONT TOGETHER 72 1/2 FEET ON THE NORTH SIDE OF PATTERSON STREET AMD RUNS BACK BETWEEN LINES 175 FEET TO A 15 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO NANCY E. PEASE, UNMARRIED BY WARRANTY DEED FROM TROY E. ABSTON AND WIFE, GAYLE ABSTON, BY AND THROUGH JAMES B. LEE, ATTORNEY IN FACT, OF RECORD IN BOOK 6953, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 434 Patterson St., 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 hand(s) this 29th day of March, 2018.

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BC-18-434

WARRANTY DEED

(Continued)

Nancy E. Pease

Nancy E. Pease

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy E. Pease, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2018.

Notary Public

My Commission Expires: 7/2/2021

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072