Bill Garrett Davidson County Batch# 81819 DEEDWARR 04/17/2018 10:31:37 AM 2 pgs Fees: $13.00 Taxes: $555.00 20180417-0036038	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Jeffrey L. Collier Affiant Subscribed and sworn to before me, this 5 day of April, 2018. Linda Bray Notary Public My commission expires: LINDA BRAY MY COMMISSION # FF931464 EXPIRES October 27, 2019 FloridaNotaryService.com

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan Guthrie	Same as new owner	**105160B31700CO**
2197 Nolensville Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey L. Collier, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Guthrie, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 317, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeffrey L. Collier, an unmarried man, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated October 31, 2014, of record in Instrument No. 20141103-0100982, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20131219-0128193, Book 4251, page 953, Instrument No. 20081103- 0108990, said Register's Office.

All matters as shown on the plat of record in Plat Book 332, page 90, Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Application to Combine Parcels, of record in Instrument No. 20080508-0047907, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, said Register's Office.

All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209- 0096389, as amended by Instrument No. 20130904-0093227, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2197 Nolensville Pike, Nashville, TN 37211.

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 in 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.

Jeffrey L Collier Date: 4/5/2018

Jeffrey L. Collier

STATE OF Florida

COUNTY OF Volusia

Personally appeared before me, a Notary Public of said County and State, Jeffrey L. Collier, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of April, 2018.

Linda Bray

NOTARY PUBLIC

My Commission Expires:

LINDA BRAY
MY COMMISSION # FF931464
EXPIRES October 27, 2019
(407) 398-0153 FloridaNotaryService.com