WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica I. Collins	New owner	11000000600
(NAME)	(NAME)	
1511 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 83629 DEEDWARR
04/23/2018 10:27:19 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180423-0037875

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Randolph A. Middleton, Married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica I. Collins,** Married Woman, THEIR HEIRS AND ASSIGNS, A 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, State of Tennessee, as follows, to-wit:

A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, together with all improvements thereon, same being located on the northerly side of Stewart's Ferry Road, fronting thereon for a distance of approximately 145 feet, and running back to a depth of 230 feet, more or less. Same is bounded generally on the South by Stewarts Ferry Road; West by Highers; North and East by remaining property of Hall.

Being the same property conveyed to Randolph A. Middleton by Warranty Deed from Kenny J. Polly and wife, Gloria Diann Polly, recorded on March 31, 1999, of record in Book 11409, Page 756, Register's Office for Davidson County, Tennessee. The said Randolph A. Middleton having since married to Bridgett Middleton

This is improved property known as 1511 Stewarts Ferry Pike, Hermitage, TN 37076.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		1511 Stewarts Ferry Pike Hermitage TN 37076				
Improved	property, known as					
		(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 our hands 04/19/18.

Randolph A. Middleton

Bridgett Middleton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Randolph A. Middleton and Bridgett Middleton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/19/18.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10, 2018