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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516164**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Catherine Clearwaters Affiant Subscribed and sworn to before me, this 14th day of June, 2018. Notary Public My Commission Expires: 03-08-21

Bill Garrett Davidson County
Batch# 105255 DEEDWARR
06/15/2018 12:41:49 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180615-0057794



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Collins and Tanya L Collins 7457 River Bend Circle Nashville TN 37221	~~New Owner~~ Legacy Home Loans, LLC 8119 Isabella Lane, Ste. Brentwood, TN 37027	Tax Parcel ID No. 141-12-0C-048.00 CO 105

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erik R. Haugen and Amanda S. Haugen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George William Collins, II and Tanya L Collins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled the Plan of River Bend Estates, of record in Plat Book 6900, pages 504 and 505 and amended by Surveyor's Correction of Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIK R. HAUGEN AND AMANDA S. HAUGEN, HUSBAND AND WIFE, by deed from WARREN J. POPE AND WIFE, RACHEL H. POPE, of record in Instrument No. 20150625-0060972, dated June 18, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-12-0C-048.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 504 and 505 and amended by Surveyor's Correction of Deed of record in Book 7465, page 833, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7112, page 481 and amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office.

Assessments and Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7112, page 481, said Register's Office.

By-Laws contained in instrument of record in Book 7347, page 643, said Register's Office.

Easement Agreement of record in Book 7334, page 777, Book 7334, page 785 and Book 7334, page 793, said Register's Office.

Water Line Easement of record in Book 6621, page 303, said Register's Office.

Right-of-Way Easement of record in Book 4851, page 307, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4817, page 792, said Register's Office.

Storm Water Detention Agreement of record in Book 7278, page 822, said Register's Office.

This is improved property located at 7457 River Bend Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2018.

Erik R. Haugen

Amanda S. Haugen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erik R. Haugen and Amanda S. Haugen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

Notary Public

My Commission Expires: _____

MELISSA M. HIETPAS
NOTARY
PUBLIC
STATE OF WISCONSIN