BOX 8

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 107625 DEEDWARR
06/22/2018 03:15:15 PM 2 pgs
Fees: $13.00 Taxes: $1,060.05



20180622-0060647

39-B
File #18-1195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margot L. Collins, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Elizabeth Pawlarczyk** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being the Westerly 175 feet of Lot Nos. 71 to 74, inclusive, of Block "A" on the Map of Davis Heights (erroneously referred to as David Heights in prior conveyances), as of record in Plat Book 843, Pages 104 and 105, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said part of Lot Nos. 71 and 74, inclusive, front together 100 feet on the easterly side of Wendell Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Margot L. Collins, a single person by Warranty deed from Shelley R. Allen, formerly known as Shelley A. Holmes, a married person of record in Instrument No. 20031229-0183086 Register's Office for Davidson County, Tennessee, dated December 16, 2003 and recorded on December 29, 2003.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1511 Wendell Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of June, 2018.

Margot L. Collins

Margot L. Collins

State of Tennessee)
County of Davidson)

On this 22nd day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margot L. Collins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA F. POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 286,500.00.

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2018.

Notary Public

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

NEW OWNER:
Jessica E. Pawlarczyk
1511 Wendell Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
F&M Bank
2021 Richard Jones Road
Suite 200

TAX MAP-PARCEL #:
073-13-0-080.00