WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135820 DEEDWARR
09/04/2018 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20180904-0086968

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$367,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of August, 2018.

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Reghon, LLC	SAME	13306015700
3704 Nolensville Pike		
Nashville, TN 7211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Collins; Kathe Reed Nelson; Susan Alexander; and Joel Collins, the Heirs-at-Law of Wanda P. Collins,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reghon, LLC, a Tennessee limited liability company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 6th Civil District of Davidson County, Tennessee, according to an unrecorded survey made by William Collier Parrish Associates, dated March 1, 1960, as follows:

Beginning at a point in the east right-of-way line of Nolensville Road which is 126.5 feet from the southern right-of-way line of Wheeler Avenue, thence running with said Nolensville Road right-of-way line 50 feet to the corner of property owned by J. R. Reed Construction Company, Inc., which was conveyed by Warranty Deed to the said J. R. Reed Construction Company, Inc., from C. V. Tibbs and wife, as recorded in Book 3072, Page 273; thence along the North line of this tract of land referred to in the above mentioned deed to the northeasterly corner of said lot above referred to; thence north 31° 10' West 47 feet more or less; thence in a westerly direction to the point of beginning.

Being the same property conveyed to C.V. COLLINS, D.D.S. AND WIFE, WANDA P.COLLINS from J. R. Reed Construction Company, Inc., by Warranty Deed on September 20, 1960, of record in Book 3131, Page 367, Register's Office for Davidson County, Tennessee. The said C.V. Collins having since died on July 18, 1999, leaving said property to Wanda P. Collins by right of survivorship. Further, the said Wanda P. Collins having since died on December 14, 2014, leaving the said property to Elizabeth Collins; Kathe Reed Nelson; Susan Alexander; and Joel Collins, her Heirs-at-Law, as evidence by the Affidavit of Heirship of record in Instrument Number 201809040086965**, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Easements and Agreements of record in Book 7663, Page 613 and Instrument Numbers 20060105-0001672 and 20140929-0089110, Register's Office for Davidson County, Tennessee.
- Subject to Lease of record in Book 11311, Page 701, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3704 Nolensville Pike, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 30, 2018.

Kathe Reed-Nelson
Kathe Reed Nelson

Joel Collins

Elizabeth Collins
BY: Elizabeth Collins Kathe Reed-Nelson Attorney In Fact
Kathe Reed Nelson, Attorney-in-fact

Susan Alexander
BY: Susan Alexander Kathe Reed-Nelson Attorney In Fact
Kathe Reed Nelson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared; **Kathe Reed Nelson and Joel Collins** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Kathe Reed Nelson,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Elizabeth Collins,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Elizabeth Collins**, the bargainor(s), by the said **Kathe Reed Nelson**, as Attorney-in-Fact.

WITNESS my hand and seal, this 30 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Kathe Reed Nelson,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Susan Alexander,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Susan Alexander**, the bargainor(s), by the said **Kathe Reed Nelson**, as Attorney-in-Fact.

WITNESS my hand and seal, this 30 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone — My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.