WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154314 **DEEDWARR**
10/26/2018 10:47:59 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20181026-0106222

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Collins	Daniel Collins	098090A02300CO
(NAME)	(NAME)	
5601 Regatta Boulevard	5601 Regatta Boulevard	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lisa Renee Reeder, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel Collins and Amber D. Collins, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Lake Shore, Phase One, of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa R. Marasco and husband, Marcus John Marasco by Warranty Deed from Michael R. Patterson and wife, Crystelle S. Patterson, dated May 30, 2001 and recorded June 05, 2001 of record in Instrument No. 20010605-0058240, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Lisa Marasco by Quitclaim Deed from Marcus Marasco, as per Final Divorce Decree entered as Docket No. 12D-615 in the Fourth Circuit Court for Davidson County, Tennessee. Said Quitclaim Deed dated September 02, 2014 and recorded September 08, 2014 of record in Instrument No. 20140908-0081938, Register's Office for Davidson County, Tennessee.

Lisa Marasco, Lisa Reeder and Lisa Renee Reeder are one and the same person.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 684, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 7572, Page 669, in the Register's Office for Davidson County, Tennessee; Charter of Lake Shore Homeowners' Association recorded as Book 7892, Page 464, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Lake Shore Homeowners' Association recorded as Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to Lake Shore Homeowners' Association recorded as Book 8697, Page 123, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5601 Regatta Boulevard, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 my/our hands this 24th day of October, 2018.

Lisa Renee Reeder

Lisa Renee Reeder

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Renee Reeder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of October, 2018.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122