Karen Y Johnson Davidson County
Batch# 170722 DEEDWARR
12/05/2018 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181205-0118565

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

New Owner: Sandra B. Collins
304 Errol Lane, Nashville TN 37209

INSTRUMENT WAS PREPARED BY:
BC LAW FIRM, P.A.
1181 CALIFORNIA AVE, STE 185
CORONA, CA 92881

Taxpayer: Sandra B. Collins
304 Errol Lane, Nashville TN 37209

2018-10-343

WARRANTY DEED

For good consideration, I (We) **SANDRA B. COLLINS, SURVIVING SPOUSE OF BOBBY H. COLLINS (DECEASED) ,** hereby bargain, deed and convey to **SANDRA B. COLLINS, UNMARRIED**, the following described land in DAVIDSON County, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30 ON THE PLAN OF SYLVAN HEIGHTS, PHASE TWO, OF RECORD IN BOOK 6900, PAGE 936, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Bobby H. Collins and Sandra B. Collins, by a deed dated on 10/26/1989 and recorded on 10/27/1989 in Book 7969 at Page 728 in the County of Davidson, State of Tennessee.

APN: 091 05 0A 030.00

Property Address: 304 ERROL LANE, NASHVILLE, TN 37209

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 24TH day of NOVEMBER 2018.

Sandra B Collins

SANDRA B. COLLINS

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 24TH day of NOVEMBER 2018, before me personally appeared **SANDRA B. COLLINS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, , is $ 0 ,

Sandra B. Collins
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 24TH day of NOVEMBER, 2018.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

True Copy Certification

I, Victoria Robinson, 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 Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020