Karen Y Johnson Davidson County
Batch# 171097 DEEDWARR
12/06/2018 10:33:08 AM 2 pgs
Fees: $13.00 Taxes: $604.95
20181206-0118901

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Abby Sanders
106 Poplar Court
Nashville, TN 37216

SEND TAX BILL TO:
Movement Mortgage, LLC
8024 Calvin Hall Rd.
Indian Land, SC 29707

MAP/PARCEL 061-05-0A-080.00-CO

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CO
3310 WEST END AVE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua C. Collins and Brittany N. Collins, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Abby L. Sanders, an unmarried woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Condominium Site Plan Poplar Glen, a planned unit development, Phase IV of record in Plat Book 7900, Page 392, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua C. Collins and Brittany N. Collins, husband and wife, tenants by the entirety by Warranty deed from Daniel Thomas McClendon, married of record in Instrument No. 20150729-0074847 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015.

Being also known as 106 Poplar Court Nashville, Tennessee 37216.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 4th day of December, 2018.

WITNESS MY HAND on this the 4th day of December, 2018

Joshua C. Collins

Joshua C. Collins

Brittany N. Collins

Brittany N. Collins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joshua C. Collins and Brittany N. Collins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of December, 2018.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $163,500.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of December, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180863