This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

Karen Y Johnson Davidson County
Batch# 177220 **DEEDWARR**
12/21/2018 02:22:20 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20181221-0124516

ADDRESS NEW OWNER:
New Day Homes, LLC
2330 Golf Club Ln.
Nashville, TN 37215

SEND TAX BILL TO:
New owner

MORTGAGEE:
NEW OWNER

MAP : **102-8**
PARCEL: **52**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CORINA E. COLLINS, unmarried,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto, **NEW DAY HOMES, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in the 8th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 55 HORTON HEIGHTS, Section VII, according to plat and survey of same appearing of record in Plat Book 2133, page 25, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Corina E. Collins, unmarried, by Warranty Deed dated April 26, 2004, of record in Instrument No. 20040505-0051185, Register's Office of Davidson County, Tennessee, and corrected in Scrivener's Affidavit of record in Instrument No. 20051017-0124819, said Register's Office.

The captioned property is subject to matters on plat of record in Plat Book 2133, page 25, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 832 Hillwood Blvd., Nashville, Tennessee 37209.

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 MY HAND this 18th day of December, 2018.

CORINA E. COLLINS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Corina E. Collins,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December, 2018.

NOTARY PUBLIC
My Commission Expires:
8/20/22

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$285,000.00.**

AFFIANT

Subscribed and sworn to before me on this 18th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 8/20/22

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY