Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Affiant

Subscribed and sworn to before me, this 11 day of March 2013.

Notary Public
My commission expires: 1-21-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
~~HBC Holdings, LLC~~ Kudzu Real Estate	← Same	043-15-0-201.00
107 Wychewood Cove		
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blanard Collins and Wanda Collins and Darrell Collins,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kudzu Real Estate Inc.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 in Section 1 of Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Included in this conveyance is all right, title and interest in and to a 1994 Apollo Mobile Home, manufactured by Clayton, Serial No. CLA034722TN.

Being the same property conveyed to Blanard R. Collins and wife, Wanda Faye Collins and Darrell E. Collins, all as joint tenants with full rights of survivorship, by Warranty Deed from Buford E. Watson, unmarried, and Juanita E. Mitchell, unmarried, dated August 20, 2996 of record in Book 10165, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 107 Wychewood Cove, Madison, TN 37115

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 205206 DEEDWARR
03/13/2019 10:16:22 AM 2 pgs
Fees: $13.00 Taxes: $55.50

20190313-0022995

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 the 5th day of March, 2019.

Blanard Collins

Wanda Collins

Darrell Collins

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blanard Collins, Wanda Collins, and Darrell Collins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of March, 2019.

Notary Public

My Commission expires: May 19 2021

FILE NO: 2019016105

LACIE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY