THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420408** Karen Johnson Davidson County Batch# 227664 **DEEDWARR** 05/09/2019 08:38:02 AM 2 pgs Fees: $13.00 Taxes: $6,105.00 20190509-0043366	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Collier Family Trust Dated June 20, 1995 1703 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-273.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Mobley, Trustee of the 1703 Beechwood Avenue Trust dated May 1, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert G. Collier and Kelly J. Collier, Trustees of The Collier Family Trust Dated June 20, 1995**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 234 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, described as follows: Beginning at a point on the Southerly side of Beechwood Avenue, 40 feet West of the first alley West of and parallel with Oakland Street; thence with the Southerly margin of said Beechwood Avenue, Westwardly 47.2 feet to the corner of Lot Nos. 233 and 234; thence with the line between two lots, Southwardly 175 feet to an alley; thence with the Northerly margin of said alley, Eastwardly 42.5 feet, more or less, to a point 40 feet West of the first above mentioned alley; thence Northwardly and parallel with the first above mentioned alley, 175 feet to the beginning.

Being the same property conveyed to Jeffrey Mobley, Trustee of the 1703 Beechwood Avenue Trust dated May 1, 2015 by Warranty Deed from Stone Oak Builders, LLC, recorded on the 13th day of May, 2015 in Instrument No. 20150513-0043998, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", as recorded in Book 421, Page(s) 34.

This is improved property located at 1703 Beechwood Avenue Nashville TN 37212

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2019.

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The 1703 Beechwood Avenue Trust dated May 1, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of May, 2019.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020