THIS INSTRUMENT WAS PREPARED BY / Return to:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 228784 DEEDWARR
05/13/2019 08:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190513-0044394

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Tran	US Bank, NA	MAP 119-05-0
113 Elberta Street	4801 Fredricka Street	PARCEL 238.00
Nashville, TN 37210	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice H. Collins and Joseph B. Collins wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Tran, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots Nos. 177, 178, and 179 on the Map of the resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries of record in Plat Book 332, Page 148, in the Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 177, 178 and 179 fronts 50 feet on the Southerly side of Elberta Street and runs back between parallel lines, with the Easterly margin of an alley, 156 feet to the Northerly line of Lot No. 176 in said Subdivision.

Being the same property conveyed to Janice H. Collins and Joseph B. Collins, wife and husband by Warranty deed from Myrna L. Woods, unmarried of record in Instrument No. 20150701-0063709 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 01, 2015, as corrected by Scrivener's Affidavit of record in Instrument No. 20150831-0088241.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **113 Elberta Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this the 10th day of May, 2019.

Janice H. Collins
Janice H. Collins

Joseph B. Collins By: Janice H. Collins Attorney-in-Fact
Joseph B. Collins by Janice H. Collins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 10th day of May, 2019.

My Commission expires 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kim Murray
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice H. Collins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument on behalf of **Joseph B. Collins**, as **HIS** Attorney in Fact, as the free act and deed of the within named **Joseph B. Collins**.

Witness my hand and official seal this the 10th day of May, 2019.

My Commission expires 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kim Murray
Notary Public