Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $446,000.00.

LD

Affiant

Subscribed and sworn to before me, this 15th day of May, 2019.

Notary Public
My commission expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

02-1904-50657

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lindsay Sheets	SWBC Mortgage Corp.	072-16-4-C-002.00 CO
1509 B Wayne Drive	9311 San Pedro #100	
Nashville TN 37206	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Collins and Samuel Hankey, a married couple,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lindsay D. Sheets, a married woman** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LDS

Land in Davidson County, Tennessee, being Unit B, on the Plan of The Homes at 1509 Wayne Drive, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160822-0087614, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Marie B. Kirkland by deed from George H. Cate, Jr., Conservator for Angelo V. Varallo, dated August 8, 2006, recorded August 9, 2006, of record in Instrument No. 20060809-0098256, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amber Collins and Samuel Hankey by deed from Marie B. Kirkland, married, dated May 25, 2017, recorded May 26, 2017, of record in Instrument No. 20170526-0052814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1509 B Wayne Drive, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 231104 DEEDWARR
05/16/2019 03:29:26 PM 2 pgs
Fees: $13.00 Taxes: $1,650.20

20190516-0046414

WITNESS my hand this 14 day of May, 2019.

Amber Collins

~~Samuel Hankey~~

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amber Collins and Samuel Hankey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Brentwood, TN~~ Atlanta, GA, this 14 day of May, 2019.

Notary Public

My Commission expires: 02-05-2022

Birute Laukys
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-5-2022