Name and Address of New Owner:
Ryan Wallace and Stephanie Wallace
624 Magnolia Lane
Nashville, TN 37211

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 236941 DEEDWARR
05/31/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190531-0051789

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 172-03-0B-042.00-CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jared Collins and Hannah Collins fka Hannah Patton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan A. Wallace and Stephanie M. Wallace, Husband and Wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of The Woodlands, A Planned Unit Development, Phase 2, and of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jared Collins and Hannah Patton, husband and wife by Warranty Deed from Marshall B. Messamore and his wife, Karen Messamore, recorded on October 24, 2016, of record in Instrument No. 20161024-0111848, Register's Office for Davidson County, Tennessee.

This is improved property known as 624 Magnolia Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2019.

(SEAL)
Jared Collins

(SEAL)
Hannah Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2019, before me personally appeared Jared Collins and Hannah Collins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2019.

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Notary Signature
My commission expires:

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of May, 2019.

Notary Public
My commission expires: 7/5/21
File No. 2019-242

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

## True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires