THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Cheatham:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $260,700.00. Affiant Subscribed and sworn to before me this 3rd day of June, 2019. Notary Public My Commission Expires: 1·10·21
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34783-04-2019**	

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 238707 DEEDWARR
06/04/2019 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $964.59
20190604-0053322

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher W. Collins 6313 Henry Ford Drive Nashville, TN 37209	same	Map and Parcel No.: 090 12 0 131 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, **Angela Renee Davidson,** a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher W. Collins**, an unmarried individual ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6313 Henry Ford Drive, Nashville, TN 37209.

The subject property has never been the marital residence of the Grantor.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of June, 2019.

Angela Renee Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Renee Davidson, 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 for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 184 on the Map of Charlotte Park, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 60.0 feet on the southerly side of Henry Ford Drive and extends back along a broken line on the westerly side 226.8 feet, and 203.3 feet on the easterly line, to a line in the rear on which it measures 46.4 feet.

Being the same property conveyed to Kenneth R. Davidson and wife, Connie Sue Davidson, by deed dated March 3, 1969 from Gary L. Gibson, unmarried of record in Book 4315, page 784, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 5, 1993 of record in Book 9138, page 594, Register's Office for Davidson County, Tennessee, Connie Sue Davidson conveyed her interest in subject property to Kenneth Ray Davidson (incorrectly spelled on the grantee line as Kenneth Ray Davison). By Quitclaim Deed dated August 17, 2017 of record in Instrument No. 20170824-0086982, Register's Office for Davidson County, Tennessee, Kenneth Ray Davidson, an unmarried man, conveyed subject property to Angela Renee Davidson, a married woman.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 090 12 0 131 00.
2. All matters appearing on the Plan of record as Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 herewith 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 4th day of June, 2019.

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-2021