THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621412

Karen Johnson Davidson County
Batch# 271458 **DEEDWARR**
08/14/2019 12:53:10 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20190814-0081265

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2019.

Notary Public
My Commission Expires: _____

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John McLean Collins and Meredith Edwards Collins 4007 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-061.00

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, **Suzanne Knight Edwards, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John McLean Collins and Meredith Edwards Collins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 1 on the map of Evergreen Heights, as of record in Book 1130, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100 feet on the Westerly side of Estes Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed by Warranty Deed from Ross Daniel Edwards and Suzanne Knight Edwards to Suzanne Knight Edwards, unmarried as recorded on the 3rd day of December, 2007 in Instrument No. 20071203-0139760 and Warranty Deed from John W. Barclay and spouse, Wendy H. Barclay to Ross Daniel Edwards and spouse, Suzanne Knight Edwards as recorded on the 10th day of July, 1998 in Deed Book 11015, Page 625, 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 EVERGREEN HEIGHTS, as recorded in Plat Book 1130, Page(s) 19.

Easement for Sewer/Storm Drainage, recorded in Book 3958, Page 8.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-4007

This is improved property located at 4007 Estes Road Nashville TN 37215

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 9th day of August, 2019.

Suzanne Knight Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Knight Edwards, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 09, 2022