Please Record and Return to:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Aug., 2019.

Notary Public
COMMISSION EXPIRES: 10/18/22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 271741 DEEDWARR
08/15/2019 09:52:57 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190815-0081652

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna B. Parson Leon Lester	Synovus Mortgage Corp	032-09-0-146
(NAME) 2116 Quail Ridge Drive	(NAME) 800 Shades Creek Pkwy MS 101	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Birmingham AL 35209	
(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, **Rhonda Collins f/k/a Rhonda Williams and James Collins, Jr., wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna B. Parson and Leon Lester, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 79 on the Plan of Quail Ridge, Section III of record in Plat Book 7900, Page 160, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Rhonda Williams , unmarried, by Deed dated June, 2 ,2003 from Taran D. Perry and wife, Marchelle Perry, recorded June 25, 2003, in Instrument Number 200306250087178, in the Official Records of Davidson County, Tennessee. The said Rhonda Williams is n/k/a Rhonda Collins. James Collins, Jr, spouse of the said Rhonda Collins, joins in this conveyance to convey his right, title and interest he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2116 Quail Ridge Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

File No.: 1365-19
Warranty Deed Individual LES rev. 09-2018

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; 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, successors 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 8th day of August, 2019.

Rhonda Williams n/k/a Rhonda Collins
Rhonda Collins

James Collins, Jr. by Rhonda Collins
James Collins, Jr. by Rhonda Collins, his Attorney-In-Fact, pursuant to Power of Attorney of record in Instrument No. 20190815.0081651, Register's Office of Davidson County, Tennessee.
his Attorney in Fact

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rhonda Williams, n/k/a Rhonda Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2019.

S. Nixon Pressley
Commission Expires: 02/10/2021

STATE OF TENNESSEE NOTARY PUBLIC S. NIXON PRESSLEY WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rhonda Collins and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named James Collins, Jr., being authorized to act on behalf of said person, she executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of August, 2019.

My Commission Expires: 02/10/2021
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC S. NIXON PRESSLEY WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE