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

CRT File No. 191023405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 328630 DEEDWARR
12/12/2019 10:18:07 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20191212-0128136

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin LaMar Collins and Stephanie Collins 315 Battle Avenue Franklin, TN 37064	Benjamin and Stephanie Collins 315 Battle Avenue Franklin, TN 37064	Tax Parcel ID No. 116 04 0 014.01

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, **Gania Clayton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin LaMar Collins and Stephanie 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:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 107 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said Southerly one-half of Lot No. 107 fronts 50 feet on the Easterly side of Woodmont Avenue, or Woodmont Boulevard, and runs back between parallel lines 200 feet to the West line of Lot No. 60.

Being the same property conveyed to Gania Clayton, by Warranty Deed from Nita Anne Smaldone, An Unmarried Person, of record in Book 11584, Page 459, in the Register's Office of Davidson County, Tennessee, dated July 20, 1999 and recorded on July 22, 1999.

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 2020 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 KENNER-MANNOR LAND CO.'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

This is improved property located at 170 Woodmont Blvd Nashville TN 37205

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 December, 2019.

Gania Clayton by Sam Coleman, Attorney In Fact

Gania Clayton, by Sam Coleman, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Gania Clayton and that he is authorized by Gania Clayton to execute this instrument on her behalf.

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

Notary Public

My Commission Expires: _____

