Tax Liability & Owner:
Gabriel Gilbert Collins et ux
Carissa Lynn Collins
786 Cottage Park Drive Unit 33
Nashville, Tennessee 37207

This instrument prepared by:
Shawn C. Trail, Attorney. P.C.
117 South Spring Street
Manchester, Tennessee 37355

Karen Johnson Davidson County
Batch# 394468 DEEDWARR
05/01/2020 12:17:20 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200501-0045800

Map & Parcel 060110B03300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MATTHEW BENNETT and MEAGAN BENNETT, husband and wife, have bargained and sold and by these presents do hereby transfer and convey unto CARISSA LYNN COLLINS and GABRIEL G COLLINS, wife and husband, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 33, Cottage Park, a Horizontal Property Regime with private elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-007567 and 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said property.

And being the same property conveyed to Matthew Bennett and Meagan Bennett, husband and wife, by Warranty Deed from D225, LLC, a Tennessee limited liability company, dated May 3, 2018 and recorded May 4, 2018 at 2:47 P.M. as Instrument Number 20180504-0042968, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on Plat for Cottage Park, a Horizontal Property Regime with private elements, as established by Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20151203-0122006, and as amended Instrument Number 20160126-0007567 and Instrument Number 20160928-0102452; Drainage Easement of record as Instrument Number 20161005-0105145; and Restrictive Covenants of record as Instrument Number 20150317-0022957; Declaration of Covenants as Instrument Number 20160126-0007567, Instrument Number 20160928-0102452 and Instrument Number 20160126-0007567; Natural Conservation Easement, Instrument Number 20161005-0105105; all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CARISSA LYNN COLLINS and GABRIEL GILBERT COLLINS, wife and husband, their heirs and assigns, forever.

AND WE DO COVENANT with CARISSA LYNN COLLINS and GABRIEL GILBERT COLLINS, wife and husband, that we are lawfully seized and possessed

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-20-786

of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to CARISSA LYNN COLLINS and GABRIEL GILBERT COLLINS, wife and husband, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 28th day of April, 2020.

4/28/2020
Matthew Bennett

4/28/2020
Meagan Bennett

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MATTHEW BENNETT and wife, MEAGAN BENNETT, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2020.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 2020.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/2020

My Commission Expires: 07/06/20