WARRANTY DEED

File #20170

Karen Johnson Davidson County
Batch# 397467 DEEDWARR
05/08/2020 11:24:38 AM 2 pgs
Fees: $13.00 Taxes: $1,733.45

20200508-0048128

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Keith Auville	NEW OWNER	-146-08-0-161.00
(NAME)	(NAME)	
312 Fieldcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **William McCollister and Melinda McCollister, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Keith Auville and Sarah Elizabeth Auville, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 442 fronts 90 feet on the Northerly margin of Fieldcrest Drive and extends back 257.8 feet on the Easterly line and 259.4 feet on the Westerly line to a dead line in the rear measuring 68 feet thereon

Being the same property conveyed to William McCollister and Melinda McCollister, husband and wife by Warranty deed from Eric Snell and Kayla Snell, husband and wife of record in Instrument No. 20160602-0055712 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 02, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 312 Fieldcrest Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 6th day of May, 2020.

William McCollister by Gregory Joseph Everett, his attorney in fact

William McCollister by Gregory Joseph Everett, his attorney in fact

Melinda McCollister by Gregory Joseph Everett, her attorney in fact

Melinda McCollister by Gregory Joseph Everett, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory Joseph Everett**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **William McCollister and Melinda McCollister** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **William McCollister and Melinda McCollister**, and is authorized by **William McCollister and Melinda McCollister** to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of May, 2020.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027