THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728391

Karen Johnson Davidson County
Batch# 439148 **DEEDWARR**
07/16/2020 01:28:32 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200716-0078143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bob Nash 216 Forest Trail Brentwood, TN 37027	New Owner	Tax Parcel ID No. 072/15/0/206.00

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, **Darrell Collis and wife, Carolyn J. Collis,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bob Nash**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 30, RIVERSIDE DRIVE SUBDIVISION, as shown on plat of record in Book 974, Pages 60 and 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 30 front 50.00 feet on the Easterly side of riverside Drive and runs back between lines 198 feet more or less on the Northerly line and 196 feet more or less on the Southerly line to a dead line on which it measures 50.00 feet.

Being the same property conveyed to Darrell Collis and wife, Carolyn J. Collis, by Bankruptcy Trustee's Deed from Jane B. Forbes, Bankruptcy Trustee, of record in Book 7494, Page 315, in the Register's Office of Davidson County, Tennessee, dated March 8, 1988 and recorded on March 18, 1988, as corrected in Book 7599, Page 196, in the Register's Office of Davidson County, Tennessee, dated July 13, 1988 and recorded on July 14, 1988.

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 RIVERSIDE DRIVE SUBDIVISION, as recorded in Book 974, Page(s) 60 and 61, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1617 Riverside Drive Nashville TN 37216

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 15th day of July, 2020.

Darrell Collis

Carolyn J. Collis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrell Collis and Carolyn J. Collis, 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 15th day of July, 2020.

Notary Public
My Commission Expires: _____

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024