| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **524,000.00**. |
|---|---|
| Karen Johnson Davidson County<br>Batch# 447774 **DEEDWARR**<br>07/31/2020 12:35:47 PM 2 pgs<br>Fees: $13.00 Taxes: $1,938.80<br>20200731-0084727 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/24/2020**<br>Notary Public<br>MY COMMISSION EXPIRES: 7/3/23<br>(AFFIX SEAL) |

NOTARY PUBLIC STATE OF TENNESSEE DILLON WOODS DAVIDSON COUNTY My Commission Expires JULY 3, 2023

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James R. Collins** | Same as New Owner | **071-16-0-107.00** |
| (NAME)<br>**910 Blue Ridge Drive** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN, 37207** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Biddle Enterprise, Inc, a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Collins, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 39, as shown on the map entitled T. I. Ward's Resubdivision of Lots Nos. 27-34 and 37-49 in Williams and Hayes Company Belleview Plan, of record in Book 974, Page 48, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Biddle Enterprise, Inc., a Tennessee Corporation by Deed dated February 18, 2020 from MP Home Solutions Pro, Inc., recorded February 20, 2020, in Instrument Number 20200220-0018837, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 910 Blue Ridge Drive, Nashville, TN 37207
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 24 day of **July, 2020.**

Biddle Enterprise, Inc

Clinton T Biddle PRESIDENT
Clinton T. Biddle, President

Marisa C. Biddle Vice President
Marisa C. Biddle, Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Clinton T. Biddle and Marisa C. Biddle, whom I am personally acquainted and who upon their oath acknowledged themselves to be the President and Vice President and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Biddle Enterprise, Inc..

WITNESS my hand and official seal this 24 day of July, 2020.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY