Karen Johnson Davidson County
Batch# 621985 DEEDWARR
04/23/2021 03:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210423-0054781

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 9/2/2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

MJ-SB-BMR-21-1232

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alec Wines and Megan Bielfelt	CrossCountry Mortgage	
(NAME) **1232 Bell Grimes Lane**	(NAME) 101 Bass Dr. #100	**041-07-0-024.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Columbia TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN J. COLLINS AND STACIE A. COLLINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEC WINES AND MEGAN BIELFELT,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Map of the Hands of K. J. Morris Lands, of record in Plat Book 57, Page 49, in the Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey prepared by Wm. Collier Parrish Associate, Civil Engineers, dated 2, 1959, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen J. Collins and Stacie A. Collins by Warranty deed from Aggie Miller Sumruld and Carl L. Sumruld of record in Instrument No. 20020325-0036046 Register's Office for Davidson County, Tennessee, dated March 08, 2002 and recorded on march 25, 2002. (Value of consideration shown in aforementioned deed $95,900.00.) Being also known as 1232 Bell Grimes Lane Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3572, Page 380, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, Page 401, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1232 Bell Grimes Lane, Nashville, Tennessee 37207**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 21st DAY OF APRIL, 2021.

Allen J. Collins by Laura Mitchell, Attorney-in-Fact
Allen J. Collins by Laura Mitchell, Attorney-in-Fact

Stacie A. Collins by Laura Mitchell, Attorney-in-Fact
Stacie A. Collins by Laura Mitchell, 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, LAURA MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALLEN J. COLLINS AND STACIE A. COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLEN J. COLLINS AND STACIE A. COLLINS.

Witness my hand and official seal, this the 21st of April, 2021.

Stephanie Dome
Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY