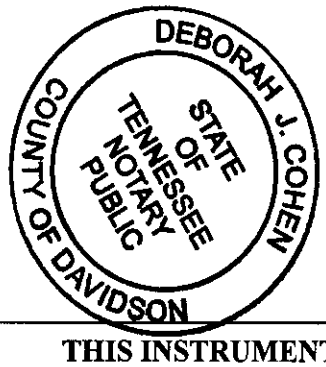
BOX 10-B



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRAVIS J. BLAKE, ET UX	**CAPSTAR BANK**	**108-04-0-028.00**
(NAME)	(NAME)	
869 NORWALK DRIVE	**2002 RICHARD JONES RD., SUITE 300A**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	**NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 622034 **DEEDWARR**
04/26/2021 08:28:16 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210426-0054850

WARRANTY DEED

FOR AND IN 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, DEBBIE S. WILSON, EXECUTOR OF THE ESTATE OF MARGARET C. COLLINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TRAVIS J. BLAKE AND COURTNEY J. BRAME, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 64, as shown on the map entitled Larchwood Section 2, of record in Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GORDON M. COLLINS AND MARGARET C. COLLINS, HUSBAND AND WIFE, by deed from KEVIN CHAPNICK AND WIFE, BARBARA CHAPNICK, of record in Instrument No. 20180228-0018797, dated February 20, 2018, said Register's Office. The said Gordon M. Collins having since died July 31, 2018, leaving Margaret C. Collins the surviving tenant by the entirety. The said Margaret C. Collins having since died testate on or about May 21, 2020. DEBBIE S. WILSON, EXECUTOR OF THE ESTATE OF MARGARET C. COLLINS, was given full power to sell assets pursuant to her Will of record in the Seventh Circuit for Davidson County, Tennessee, Probate Division, Docket No. 20P1001.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, pages 57-59; Restrictive Covenants of record in Book 5473, page 443 and amended in Book 5681, page 532 and Book 5688, page 696; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **869 NORWALK DRIVE, NASHVILLE, TN 37214**
(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 22nd day of April, 2021.

Debbie S Wilson executor

DEBBIE S. WILSON
Executor of the Estate of Margaret C. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Debbie S. Wilson, Executor of the Estate of Margaret C. Collins,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of April, 2021.

My Commission Expires: **May 2, 2022**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON