398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 798584 **DEEDWARR**
02/01/2022 02:45:45 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220201-0011736

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~. 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William P.Chambers, Jr. and Stephanie Barnes	SWBC Mortgage	Parcel ID: 050-14-0-188.00-000
(NAME) 3306 Austin Lane	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville TN 37207	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hannah Kristine Collins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie Barnes and William P. Chambers, Jr., wife and husband,** 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:

A certain tract or parcel of land situated in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 304 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 304 fronts 80 feet on the northerly side of Wilmoth Road and runs back 128 feet on the easterly line and 98.8 feet on the westerly line to a dead line in the rear, which is broken line, measuring 107.2 feet thereon.

Being the same property conveyed to Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007, By Warranty Deed from Myra Denice Tatum-Hall dated April 13, 2018 recorded April 17, 2018, of record as Instrument No. 20180417-0036128 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Hannah Kristine Collins and Randy Shane Collins, wife and husband, By Warranty Deed from Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007, dated January 08, 2020 recorded February 03, 2020, of record as Instrument No. 20200203-0012310 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Hannah Kristine Collins, By Quitclaim Deed from Randy Shane Collins dated February 20, 2021 recorded June 22, 2021, of record as Instrument No. 20210622-0083977 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3110 Wilmoth Road, Nashville, TN 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 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 our hands this 27th day of January, 2022

Hannah Kristine Collins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hannah Kristine Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2022.

Notary Public

My Commission Expires: 10/19/2022

(SEAL)

MELISSA SANCHEZ
Notary ID #126451454
My Commission Expires
October 19, 2022