THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13411-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 715,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2022 Notary Public MY COMMISSION EXPIRES: 10-24-2023 (AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

Karen Johnson Davidson County
Batch# 888090 DEEDWARR
07/13/2022 09:55:55 AM 2 pgs
Fees: $13.00 Taxes: $2,647.35

20220713-0080425

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
David Vandewater and Lindsey Thompson	New owner	
1001 Lawrence Avenue		105-13-0-259.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Janice H. Collins and husband, Joseph B. Collins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Vandewater, single man and Lindsey Thompson, single woman, joint tenants with right of survivorship**

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 in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the east part of Lots Nos. 44 and 45 on the Plan of Duckworth Addition to Nashville, as of record in Book 57, Page 83, described according to the survey of Barge, Waggoner and Sumner Engineers, dated June 4, 1969, as follows:

BEGINNING in the south margin of Lawrence Avenue at the northeast corner of John H. Thompson property; thence with the Avenue, South 84 degrees 57 minutes east 55.3 feet to an iron pin; thence southeasterly with a curve, 4.76 feet to an iron pin in the west margin of 10th Avenue South; thence with the Avenue, South 2 degrees 21 minutes West 99.4 feet to an iron pin in the northeast corner of Lot No. 43; thence with the line between Lots 44 and 43m, North 84 degrees 57 minutes West 60 feet to an iron pin; thence North 2 degrees 21 minutes East 100 feet to an iron pin at the point of beginning.

Being the same property conveyed to Janice H. Collins and husband, Joseph B. Collins by Warranty deed from Sandra Brunson, Ella Brunson, Towana Brunson Polk, aka Towana A. Polk, Yvette Brunson, aka, Yvette D. Brunson and Willie H. Brunson as the Only heirs of Willie L. Brunson of record in Instrument No. 20140923-0087021 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1001 Lawrence Avenue, Nashville, TN 37204**

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 the 11th day of July, 2022.

Janice H. Collins

Janice H. Collins

Joseph B Collins

Joseph B. Collins

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice H. Collins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2022.

Kim Murray

Notary P:ublic
My commission expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph B. Collins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of July 2022.

Kim Murray

Notary P:ublic
My commission expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY