Karen Johnson Davidson County
Batch# 893320 DEEDWARR
07/25/2022 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,981.20
20220725-0084797

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37180-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,076,000.00. Leslie Mitchell Collins Affiant Subscribed and sworn to before me this 22nd day of July, 2022. Notary Public My Commission Expires: 10/2/23

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Leslie Mitchell Collins 133 Postwood Place Nashville, TN 37205	**Send Tax Bills To:** Leslie Mitchell Collins 133 Postwood Place Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 103150A03300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Camille Morgan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie Mitchell Collins, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 133 Postwood Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2022.

Camille Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camille Morgan, 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, at office, this 22nd day of July, 2022.

Notary Public

My Commission Expires:

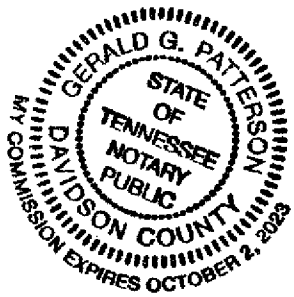


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Revised Postwood of record in Book 5200, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wills N. Morgan Jr. and spouse, Camille Morgan, by Warranty Deed from William E. Ezell III, unmarried, of record in Instrument No. 20040412-0041037, in the Register's Office of Davidson County, Tennessee, dated April 06, 2004, and recorded on April 12, 2004. The said Wills N. Morgan Jr being deceased as of July 29, 2021, leaving Camille Morgan as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Postwood, as recorded in Plat Book 5200, Page(s) 104 and amended in Book 6750, Page 34 and Plat Book 5050, Page 41 and Approval of an Amended and Substituted Plat recorded in Book 5362, Page 13, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 5116, Page 225, as amended in Book 5635, Page 706 and Correction to Amendment recorded in Book 5794, Page 68 and further amended in Book 5910, Page 322, Book 8240, Page 746, Instrument No. 20000915-0091860 and Instrument No. 20201028-0124756, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/22/22

GEORGE E. MUDTER, JR.
Dated 7/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/22/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

