Davidson County DEEDWARR
Recvd: 12/09/08 14:52 2 pgs
Fees:13.00 Taxes:993.45

20081209-0118911

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Colelasure	New Owner	117-09-0-095.00
(NAME)	(NAME)	
3818 Hilldale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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,

ELLOUISE LEONARD, TRUSTEE OF ELLOUISE LEONARD TRUST DATED SEPTEMBER 15, 1996,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ETHAN C. COLCLASURE AND WIFE, ASHLEY COLCLASURE,

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 the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked "for future development" on the plan of Woodmont Estates, Section No. 2, as of record in Book 1130, Page 99, Register's Office for said County, being Lot No. 44 on the plan showing subdivision of said tract, described according to a survey made by Hal R. Swann, Jr., Surveyor, February 22, 1951, and revised February 27, 1951, as follows:

Beginning on the easterly margin of Hilldale Drive at the corner of lots Nos. 43 and 44; thence with the line between said lots, eastwardly 200 feet to an iron pin; thence southwardly 34.8 feet to an iron pin; thence southwestwardly 87.4 feet to an iron pin, the corner of lots Nos. 44 and 45; thence with the line between said lots, westwardly 166.3 feet to the easterly margin of Hilldale Drive; thence with the easterly margin of said Drive, northwardly 115 feet to the beginning.

Being the same property conveyed to Ellouise Leonard Trust dated September 15, 1996 by quitclaim deed from George K. Leonard, Jr. and wife, Ellouise W. Leonard dated 10/28/1998 filed of record 10/28/1998 in Book 11174, Page 397, Register's Office for Davidson County, TN.

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 unimproved ☐ improved ☑ property, known as 3818 Hilldale Dr., Nashville, TN 37215

(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/our hand(s) this 5th day of December, 2008

Ellouise Leonard Trust dated September 15, 1996

By: Ellouise Leonard, Trustee

Ellouise Leonard, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellouise Leonard, Trustee of the Ellouise Leonard Trust dated September 15, 1996, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 5th day of December, 2008

Commission expires: 3-12-11

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212