WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019550 DEEDWARR
Recvd: 04/05/10 14:04 2 pgs
Fees:13.00 Taxes:1822.79

20100405-0025167

G-VRE-10-3600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,647.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard K. Colloredo	Franklin American Mtg.Co.	
3600 Pilcher Avenue	(NAME) 501 Corporate Centre Dr	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	104-1-249.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CORE DEVELOPMENT SERVICES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD K. COLLOREDO AND WIFE, LYNNAE A. COLLOREDO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, MAP OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 185, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CORE DEVELOPMENT SERVICES, LLC BY WARRANTY DEED FROM CLARENCE ODLE AND WIFE, MARGARET JUDY ODLE, RECORDED ON THE 4TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070604-0065960, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3600 Pilcher Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March, 2010.

Core Development Services, LLC

BY:_____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2010, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Core Development Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2010.

_____
Notary Public

My Commission Expires: 01/01/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903