WARRANTY DEED

G-KW-12-1508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-10-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea M. Bladon	US Bank National Association	
1508 Litton Avenue (ADDRESS)	3180 Rider Trail South (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	07211032600

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, we COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAN LYALL WATSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHELSEA M. BLADON, UNMARRIED, 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 13, PLAN OF HAL HARDING LAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 47, 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 BY WARRANTY DEED FROM E. MARK TURNER, MARRIED TO COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 30TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110630-0050327 AND QUITCLAIM DEED FROM COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND JAN LYALL WATSON, MARRIED AS RECORDED ON THE 19TH DAY OF JULY, 2011 IN INSTRUMENT NO. 20110719-0055247, 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 INCLUDING THOSE IN PLAT BOOK 843, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE. SAID PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )

This is improved (X) property, known as 1508 Litton Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20120035901 DEEDWARR
Recvd: 05/16/12 09:45 2 pgs
Fees:13.00 Taxes:399.60
20120516-0042237

Witness my/our hand(s) this 30th day of April, 2012.

Cole Investments, LLC

By: _____
Justin Hicks, Sole Member

_____
Jan Lyall Watson

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2012, before me personally appeared Justin Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of Cole Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of April, 2012.

_____
Notary Public

My Commission Expires: 1/9/2016

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Lyall Watson, the within named bargainor, 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, this the 30th day of April, 2012.

_____
Notary Public

My Commission Expires: 1/9/2016

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012 2016

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