WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074522 DEEDWARR
Recvd: 10/02/12 14:45 2 pgs
Fees:13.00 Taxes:183.15
20121002-0089908

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colson Services, LLC and Vela Properties, LLC	c/o Coordination Plus, LLC	06007004100
(NAME)	(NAME)	
1960 J Madison Street, # 242	P. O. Box 160591	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Nashville, TN 37216	
(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, I, EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLSON SERVICES, LLC AND VELA PROPERTIES, LLC as tenants in common , 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 DAVIDSON COUNTY, TENNESSEE, being Lot No. 77 on the Plan of Hillhurst Acres, Section 4, of record in Book 2331, Page 136, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Emerald Creek Properties, by Special Warranty Deed from Federal National Mortgage Association which deed is of record as Instrument No. 20121002-0089905 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF HILLHURST ACRES, SECTION 4, OF RECORD IN BOOK 2331, PAGE 136.

unimproved ☐

This is improved ☑ property, known as 2920 Lyndale Drive, Nashville, TN 37207

(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 hand this 28th day of September, 2012.

Emerald Creek Properties
a General Partnership

By:_____
Greg K. Self aka Greg Self, General Partner

By:_____
Heather L. Self aka Heather Self, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared,*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

* Greg K. Self and Heather L. Self

WITNESS my hand and seal this 28th day of September, 2012.

My Commission Expires:
March 03, 2014

_____
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115