BILL GARRETT, Davidson County
Trans:T20130058263 DEEDWARR
Recvd: 07/09/13 11:18 3 pgs
Fees:18.00 Taxes:823.25

20130709-0070825

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

John G Colley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2013.

Lee G. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PANTHEON DEVELOPMENT, LLC	**SAME**	**083-06-0-351.00**
(NAME) **1389 MOONLIGHT TRAIL**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027-6615**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN G. COLLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PANTHEON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 4 on the plan of W. L. Horn's Spout Spring Addition, of record in Book 57, Page 106, and in Book 332, Page 164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the west right of way of north 17th Street, approximately 201 feet south of the intersection of said 17th Street and Eastland Avenue; thence along said north 17th Street S 6° 54' 41" W, 102.89 feet to the common line of Lots 3 and 4 shown on said plan; thence leaving said right of way N 84° 02' 28" W, 125.21 feet to an iron pin; thence N 7° 23' 04" E, 103.75 feet to an iron pin; thence S 83° 39' 11" E, 124.34 feet to the point of beginning and containing 0.30 acres, more or less.

All as shown on property survey prepared by Patrick Coode and Company, LLC, bearing the seal and certification of Patrick S. Cooper, Tennessee Registered Land Surveyor No. 855, dated June 25, 2013. Attached hereto as "Exhibit A".

Being part of the same property conveyed to JOHN GEIST COLLEY AND WIFE, MILDRED S. COLLEY by deed from R. B. CARPENTER AND WIFE, MARY ETTA CARPENTER, of record in Book 1367, Page 336, dated January 30, 1946, and by deed from J. G. WARWICK, JR. AND WIFE, NINA OWEN WARWICK of record in Book 1942, Page 77, corrected in Book 2749, Page 628, dated February 24, 1951, said Register's Office. MILDRED S. COLLEY died in 1989 leaving JOHN GEIST COLLEY as the surviving tenant by the entirety. JOHN G. COLLEY, UNMARRIED has since conveyed his interest in said property to THE COLLEY FAMILY, L.P. by quitclaim deed of record in Instrument No. 20060111-0004530, dated December 20, 2005, said Register's Office. JOHN G. COLLEY AND JOSEPHINE LYNN COLLEY, BOTH UNMARRIED AND BEING THE GENERAL PARTNERS OF THE COLLEY FAMILY, L.P. have subsequently conveyed their interest in said property to JOHN G. COLLEY, UNMARRIED by quitclaim deed of record in Instrument No. 20090311-0022115, dated March 6, 2009, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 106 and Book 332, Page 164, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **510 N 17th STREET, NASHVILLE, TN 37206**
(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 9th day of July, 2013.

JOHN G. COLLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John G. Colley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE , Tennessee this 9th day of July, 2013.

My commission expires: **MAY 5, 2015.**

Notary Public

"EXHIBIT A"

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM MAGNETIC NORTH.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 83-6.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 131749, DATED MAY 21, 2013.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TOAVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

PANTHEON DEVELOPMENT

SHOWING

PART OF LOT 4 ON THE PLAN OF

W. L. HORN'S SPOUT SPRING ADDITION

BOOK 57, PAGE 106
REGISTER'S OFFICE FOR DAVIDSON COUNTY

LOCATED

510 NORTH 17TH STREET
NASHVILLE, TENNESSEE 37206
DATE: JUNE 25, 2013
SCALE: 1"=30'
FILE NO. 213-061

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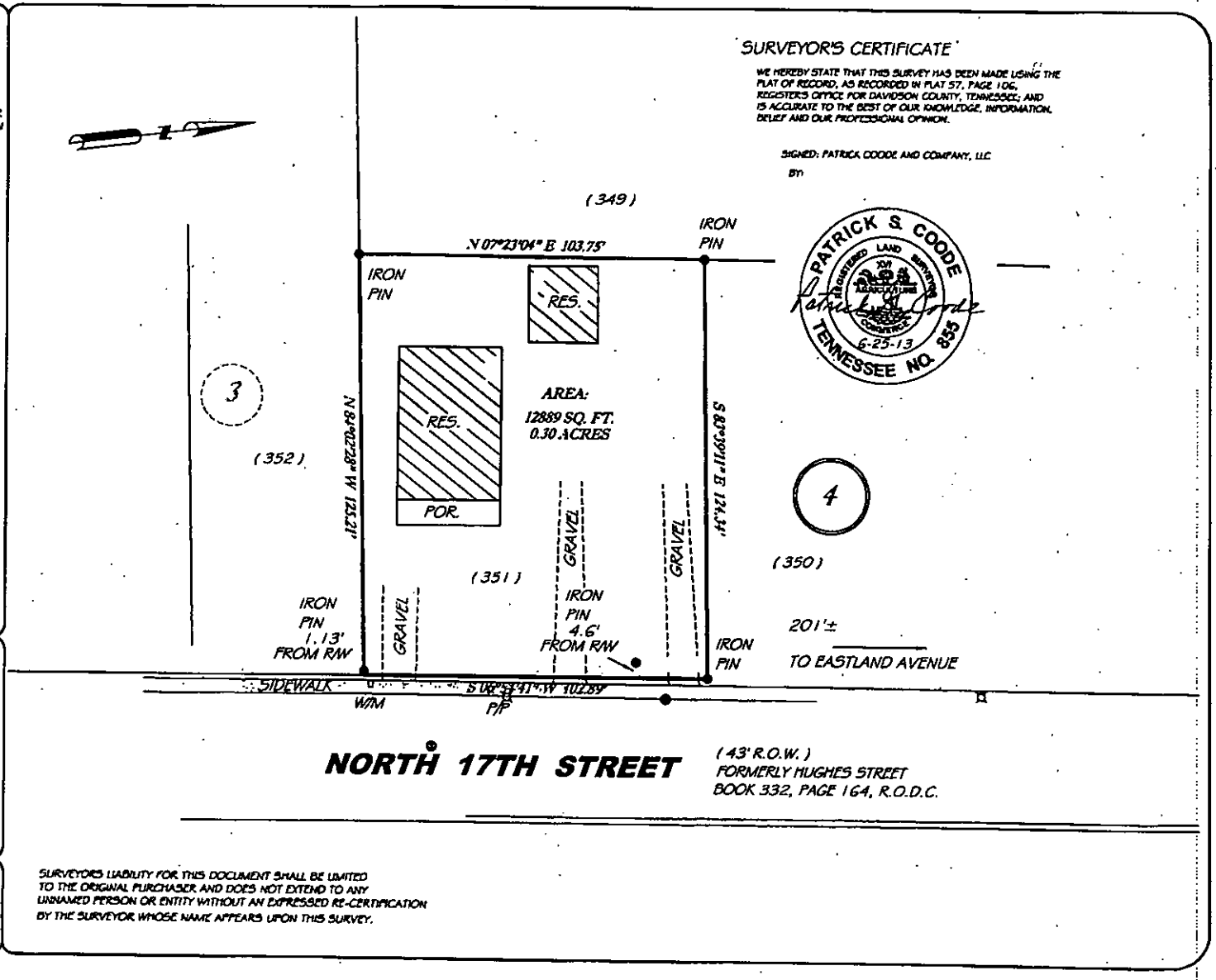
LEGEND

- PROPERTY LINE
- FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- FIRE HYDRANT
- POWER POLE
- GAS METER
- WATER VALVE
- MAN HOLE
- DROP INLET

SCALE 1"=30'

15 0 30 60

PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD
NASHVILLE, TENNESSEE 37214
PH:615-974-1814/FX:615-739-6484
EMAIL: PSCOODE@COMCAST.NET



SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN PLAT 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

SIGNED: PATRICK COODE AND COMPANY, LLC

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 853
6-25-13

SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.