Davidson County DEEDWARR
Recvd: 12/03/14 16:17 3 pgs
Fees:18.00 Taxes:810.30
20141203-0110979

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$219,000.00**. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2014. Notary Public My commission expires: 11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ColFin AH-Tennessee 1, LLC	**ColFin AH-Tennessee 1, LLC**	**126150A24600co**
2450 Broadway, Sixth Floor	**9305 E Via de Ventura, Suite 201**	
Santa Monica, CA 90404	**Scottsdale, AZ 85258**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ian D. McFadden and Elaine Rose McFadden, husband and wife

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

ColFin AH-Tennessee 1, LLC, a Delaware limited liability company

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. 224, on the Plan of Boone Trace at Baltimore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ian D. McFadden and David B. McFadden, as joint tenants with right of survivorship by Limited Liability Warranty Deed dated August 15, 2007 from Sirva Relocation, LLC, a limited liability company organized and existing under and by virtue of the laws of the state of Delaware as of record in Instrument No. 20070820-0099490 and Affidavit of Scrivener's Error dated May 20, 2008 as of record in Instrument No. 20080602-0056063, and further conveyed to Ian D. McFadden and Elaine Rode McFadden, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed dated March 10, 2010 from Ian D. McFadden, a married man and joined by his spouse, Elaine Rose McFadden, and David B. McFadden, a married man joined by his spouse, Fran Coombs as of record in Instrument No. 20100426-0031027, said Register's Office of Davidson County.

This conveyance made subject to the following:
(1) The Plan of record in Instrument No. 20000622-0062086, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement and Right-of-Way to Tennessee Electric Power Company in Book 751, page 396, said Register's Office.
(3) Easement granted to Southern Bell Telephone and Telegraph Company in Book 756, page 142, said Register's Office.
(4) Drainage Easement in Book 3027, page 260, said Register's Office.
(5) All matters shown on the Boundary Plat in Book 6900, page 470, said Register's Office.
(6) Grant of Overhead Line Easement in Book 8992, Page 62, said Register's Office.
(7) Easement and Right of Entry Agreement underground to Viacom Cable in Book 9665, page 420, said Register's Office.
(8) Conveyance of common areas to Boone Trace Homeowners Association, Inc., 20011119-0126831, said Register's Office.
(9) Declaration of Covenants, Conditions and Restrictions of Boone Trace, of record in Instrument No. 20010717-0075902, Register's Office for Davidson County.
(10) Charter of Boone Trace Homeowners' Association, Inc. of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
(11)Taxes for 2014 which have been prorated and paid by the grantor herein.

This is improved (__X__) Unimproved (____) property, known as **8209 Canoe Court, Nashville, TN 37221**

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 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 **2nd** day of **December, 2014.**

IAN D MCFADDEN
BY RHONDA PORTER
ATTORNEY IN FACT

~~Ian McFadden~~ **Ian D. McFadden By Rhonda Porter, Attorney in Fact**

ELAINE ROSE MCFADDEN
BY RHONDA PORTER
ATTORNEY IN FACT

~~Elaine McFadden~~ **Rose McFadden By Rhonda Porter, Attorney in Fact**

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, **Rhonda Porter,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ian D. McFadden,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2014

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: _____

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, **Rhonda Porter,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Elaine Rose McFadden,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2014

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: _____

I, Houston Howell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17