(1)

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 7th day of Ocotber, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
The 205 Colt Drive Trust 205 Colt Drive Nashville, TN 372211504	New Owner	128-10-0-177.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Flodie Clinard,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain, Trustee of The 205 Colt Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald R. Clinard and wife, Flodie B. Clinard by Warranty deed from C&S Builders, Inc., a Tennessee corporation of record in Book 4604, page 541, Register's Office for Davidson County, Tennessee, dated May 23, 1972 and recorded on May 26, 1972. Donald R. Clinard be Deceased leaving Flodie B. Clinard as Sole Heir.

This property is improved property known as **205 Colt Drive, Nashville, TN, 372211504**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 4460, Page 12; (3) Restrictions of record in Book 4504, Page 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150088647 DEEDWARR
Recvd: 10/19/15 10:14 2 pgs
Fees:13.00 Taxes:351.50
20151019-0105915

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of October, 2015.

Flodie B. Clinard

Flodie B. Clinard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Flodie B. Clinard** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the October 7th, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015083885

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.