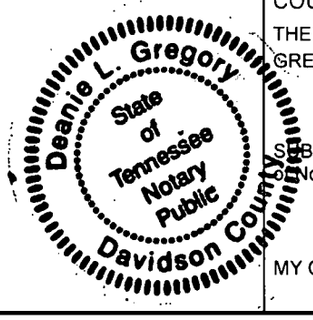
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans: T20150104901 DEEDWARR
Recvd: 12/11/15 12:50 2 pgs
Fees: 13.00 Taxes: 499.50
20151211-0124935

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Martin Colahan and wife, Jenna Colahan	New owners	15008005300
(NAME)	(NAME)	
1009 Arcadia Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Deryl L. Baker, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS MARTIN COLAHAN AND JENNA COLAHAN, husband and wife, 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. 507 on the Resubdivision of Lots 502 and 503 and Lots 507 and 508 on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6050, Page 277, (erroneously shown as Plat Book 6250, Pages 783 and 784 in previous documents), Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Jimmy Dan Woodford and wife, Marie Ann Woodford by deed from Randall Phillips Builders, Inc. which deed is dated December 22, 1986 and recorded in Book 7086, Page 533, Register's Office for Davidson County, Tennessee. The said Jimmy Dan Woodford having since predeceased Marie Ann Woodford and the said Marie Ann Woodford having since died intestate on June 5, 2012. The said Marie Ann Woodford was unmarried at the time of her death and had no children. Further being the same property conveyed to Deryl L. Baker by Quitclaim Deed from the Estate of Marie Ann Woodford, executed by Michael S. Ondo, Authorized Estate Representative, which Quitclaim Deed is dated May 30, 2014 and recorded as Instrument no. 20140611-0050701, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded as Instrument No. 20140915-0084274, executed by Michael S. Ondo to clarify his status as Grantor in the Quitclaim Deed described herein to be Attorney-in-Fact for Mary Ondo, the only heir-at-law of Marie Ann Woodford, deceased.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE RESUBDIVISION OF LOTS 502 AND 503 AND LOTS 507 AND 508 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 5, OF RECORD IN PLAT BOOK 6050, PAGE 277, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6767, PAGE 456, SAID REGISTER'S OFFICE.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 1009 Arcadia Court, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 30th day of November, 2015.

Deryl L. Baker

STATE OF TENNESSEE

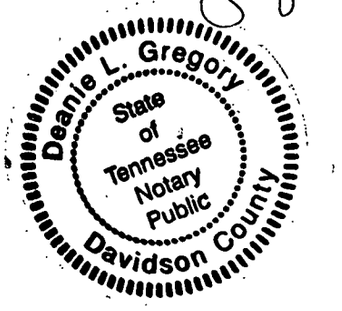
COUNTY OF Davidson

On this 30th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deryl L. Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,



Return To:

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

This instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040