BILL GARRETT, Davidson County
Trans:T20150109409 DEEDWARR
Recvd: 12/29/15 09:53 3 pgs
Fees:18.00 Taxes:393.16
20151229-0130371

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
CHESTER PARTNERSHIP GP
1960 J Madison St # 242
Clarksville, TN 37043

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 043-05-0262.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 ($106,250.00) DOLLARS**, cash in hand paid, the receipt of all of which is hereby acknowledged, **COLSON SERVICES, LLC**, has this day bargained and sold and by these presents does hereby transfer and convey unto **CHESTER PARTNERSHIP, GP**, its successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, within the corporate limits of the City of Clarksville as follows:

> Lying and being in Davidson County, Tennessee, and being Lot No. 2 of RE-SUBDIVISION OF Lots 19 and 20, BLOCK E, CRESTVIEW ESTATES, a plat of record in Plat Book 5190, page 124, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Chester Partnership, GP by deed from Colson Services, LLC, dated March 25, 2015 and of record as Instrument No. 20150327-0026649 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, their successors and assigns, in fee simple forever.

COLSON SERVICES, LLC, COVENANTS with the said GRANTEE that it is lawfully seized and possessed of the above described lot or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for 2015 real estate taxes, applicable zoning and building regulations, all visible easements.

COLSON SERVICES, LLC FURTHER COVENANTS with the said GRANTEE and binds itself, its successors and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, their successors and assigns, against all lawful claims of all persons whomsoever.

WITNESS this the 21 day of December, 2015.

COLSON SERVICES, LLC

BY: David Vernuch

Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Vernuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself to be the Member of **COLSON SERVICES, LLC**, the within named bargainor, and that he/she as such Member of the **COLSON SERVICES, LLC**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 21st day of December, 2015.

Nancy S. Myers

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NANCY S MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
JULY 24, 2019

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$106,260.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 21ST day of December, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NANCY S MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
JULY 24, 2019