BILL GARRETT, Davidson County
Trans:T20160010226 DEEDWARR
Recvd: 02/05/16 15:38 3 pgs
Fees:18.00 Taxes:1720.50
20160205-0011565

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32725-10-2015	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. James C. Armistead Affiant Subscribed and sworn to before me this 4th day of February, 2016. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colclasure Company, LLC P.O. Box 159151 Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 116 04 0 118 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James C. Armistead and wife Mary U. Armistead ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Colclasure Company, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 704 Crescent Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 4th day of February, 2016.

James C. Armistead

Mary U. Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James C. Armistead and Mary U. Armistead, 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, at office, this 4th day of February, 2016.

Notary Public
My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

TRACT NO. 1:
Being the northerly half of Lot No. 22 in Clearview Subdivision of record in Plat Book 843, page 8, Register's Office for said County, and situated on the easterly side of Crescent Road, formerly Wildwood Avenue, more particularly described as follows:
Commencing at a stake on the easterly side of Crescent Road where Lot 22 and 23 intersect with Crescent Road; thence in an easterly direction along the line between Lots Nos 22 and 23 in an easterly direction along the line between Lots Nos. 22 and 23 in an easterly direction 106.8 feet to a stake in the westerly line of Lot No. 4; thence in a southerly direction with the westerly line of Lots 4 and 5, 55 feet to a stake; thence approximately 100 feet west to a stake on the easterly margin of Crescent Road which stake is 47 1/2 feet north of the northwest corner of Lot No. 21; thence along the Crescent Road 47 1/2 feet northwardly to the point of beginning.

TRACT NO. 2
Being Lot No. 23 on the Map of Clearview, as of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee.
Said Lot No. 23 fronts 72 feet on the easterly side of Crescent Road and runs back 130.2 feet on the noretherly line and 106.8 feet on the southerly line to a dead line, measuring 90 feet thereon.

Being the same property conveyed to James C. Armistead and wife Mary U. Armistead, by deed dated October 6, 2005 from Richard L. Miller and wife, Sharalena Miller of record in Instrument No. 20051021-0127435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 116 04 0 118 00.

2. All matters appearing on the Plan of record as Plat Book 843, page 8, Register's Office for Davidson County, Tennessee.