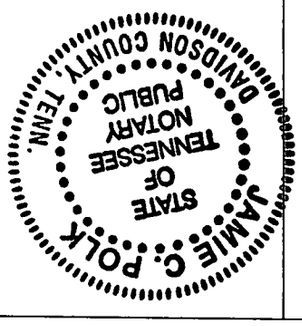
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Katherine L. Colson	Katherine M. Colson	Parcel ID:
2012 Beech Ave.	2012 Beech Ave.	097080A01900
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN 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, we

Nathaniel Allen, Jr., married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Katherine L. Colson , a widow and Kimberly K. Colson, a single woman, tenants in common with full right* 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:

A certain condominium unit in Lake Chateau Condominiums described as follows: Unit No. D-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums as of record in Book 6250, Page 607 thru 610 as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Nathaniel Allen, Jr. by deed from Mary Louise Hyde, of record in Instrument 20070904-0105616, dated August 31, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4756, Page 743 amended in Book 5819, Page 432; Book 6639, Page 468; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 01753, Page 271; Book 10753, Page 275; Book 11012, Page 495; Book 4756, Page 761 amended in Book 5708, Page 781; Book 5718, Page 988 and Book 6639, Page 54, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 66250, Page 607 thru 610 as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20160615-0060590, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 113 Lake Chateau, Hermitage, TN 37076

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 we do covenant with 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.

*of survivorship

BILL GARRETT, Davidson County
Trans:T20160050680 DEEDWARR
Recvd: 06/15/16 11:47 2 pgs
Fees:13.00 Taxes:629.00

20160615-0060571

Witness my hand this 14th day of June, 2016.

Nathaniel Allen, Jr. by Steven B. McCreary,
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, Steven B. McCreary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Nathaniel Allen, Jr. as his/her/their Attorney in Fact as the free act and deed of the within named Nathaniel Allen, Jr..

Witness my hand and official seal at Nashville, Tennessee the 14th day of June, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.