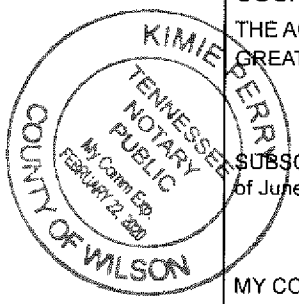
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/16 12:28 3 pgs
Fees:18.00 Taxes:370.00
20160622-0063600



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arete, LLC	Arete, LLC	083-01-0-421.00
(NAME)	(NAME)	
2000 Mallory Lane, Suite 130-58	2000 Mallory Lane, Suite 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph Colagross**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Arete, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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. 6 on the Revised Plan of Part of Cobb's Subdivision of the R. K. Brown Property, as of record in Book 332, page 144, Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the easterly side of Gallatin Pike, and runs back between lines 163 feet 2 inches on the north line and 163 feet 10 inches on the south line along the northerly margin of Petway Street or Avenue, to an alley in the rear on which it measures 60 feet.

Being the same property conveyed to O. A. Carter and wife, Rosien Colagross Carter by Installment Deed dated 05/14/1945 from Ariel E. Elam and wife, Louie Mae Hager Elam of record in Book 1323, Page 280, Register's Office for Davidson County, Tennessee. The said O. A. Carter having died vesting the property in Rosien Colagross Carter, the surviving tenant by the entirety. Rosien Colagross Carter having since died testate on February 26, 2008 devising subject property to Joseph Colagross as evidenced by the Last Will and Testament of The Estate of Rosien Colagross Carter under Docket No. 08-45269-TR Probate Clerk for Eaton County Michigan as evidenced by the probated will of record in I Instrument 200803280031473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 332, Page 144, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 901 Gallatin Avenue, Nashville, TN 37206

This is improved ☑ property, known as 901 Gallatin Avenue, Nashville, TN 37206
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 13th day of June, 2016.

Joseph Colagross

State of FLORIDA
County of Lake

Personally appeared before me Joseph Colagross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of June, 2016.

Signer's identity verified in the following manner:
☑ Produced Identification -or- ☐ Personally Known
Drivers License
Other:

Notary Public Brenda Jo Collier
My Commission Expires: 10/24/2018

BRENDA JO COLLIER
Commission #FF164596
My Commission Expires
October 24, 2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

