BILL GARRETT, Davidson County
Trans:T20160062539 DEEDWARR
Recvd: 07/20/16 15:02 2 pgs
Fees:13.00 Taxes:2590.00
20160720-0074876

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colclasure Company, LLC		
P.O. Box 159151	New Owner	105-09-1B-001.00-CO 105-09-1B-002.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENNON R. MOBLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being the North 15 feet of Lot 24 and the South 40 feet of Lot 25, on the Plan of Belcourt Terrace of record in Plat Book 2330, Page 107, being a Resubdivision of Lots 61, 62, 63 and 64, O.B. Hayes Rokeby Addition, of record in Plat Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said North 15 feet of Lot No. 24 and the South 40 feet of Lot No. 25, fronts 55 feet on the Westerly side of 14th Avenue, South, and runs back between parallel lines 147.4 feet on the South line and 145.1 feet on the North line, to an Alley.

Being the same property conveyed to Brennon R. Mobley, unmarried by Warranty Deed from Brian K. Mobley and Michelle S. Mobley, husband and wife, of record in Instrument No. 20120907-0081427, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 07, 2012.

Being also known as 1727 14th Avenue South, Nashville, Tennessee 37212-3006.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot 24 on the Belcourt Terrace Subdivision, of record in Plat Book 2330, page 107, Register's Office for Davidson County, Tennessee, described according to a disposition survey of Barge, Waggoner, Sumner & Cannon, dated 1972, as follows:

BEGINNING at an iron pin in the northerly margin of Wedgewood Avenue, as relocated; thence with the margin of said Avenue around a curve to the right with a radius of 25 feet, a distance of 9.46 feet to an iron pin; thence continuing with the margin of Wedgewood Avenue around a slight curve with a radius of 700 feet, southwesterly 108.53 feet to an iron pin; thence around a curve to the right with a radius of 20 feet, a distance of 34.2 feet to an iron pin in the easterly margin of Alley 434; thence with the margin of said alley, North 9\'b0 05' East, 4.9 feet to an iron pin; thence leaving said alley, South 82\'b0 11' East, 137 feet to an iron pin the point of beginning.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Book 8543, Page 948, Register's Office for Davidson County, Tennessee, dated May 16, 1991 and recorded on February 5, 1992.

Being the same property conveyed to Brennon R. Mobley, unmarried by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20160523-0051364, Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2016.

Brennon R. Mobley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brennon R. Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2016.



Notary Public