# WARRANTY DEED

NICK CLEMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2019

File No.: ALW-16-4100-RESALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-08-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**COMMERCE TITLE & ESCROW, LLC**
513 3RD AVE SOUTH
NASHVILLE, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Colclasure Company, LLC | Pinnacle Bank | 11616006800 |
| (NAME) | (NAME) | |
| 3818 HILLDALE DRIVE | 114 WEST COLLEGE ST | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | MURFREESBORO, TN 37130 | |
| (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/WE, **DOMAINE DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **COLCLASURE COMPANY, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, being Units A and B, Homes at 4100 Copeland Drive, as shown on Exhibit "C", of that certain Declaration of Covenants, Conditions and Restrictions for Homes at 4100 Copeland Drive, of record as Instrument No. 20160720-0074907 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Paula Caye David to Domaine Development LLC, as recorded on the 1st day of July, 2016 in Instrument No. 20160701-0067859; Quitclaim Deed from Paula Caye Sturtridge to Paula Caye David, as recorded on the 27th day of March, 2012 in Instrument No. 20120327-0025968; Quitclaim Deed from Bobby David to Caye David, as recorded on the 27th day of June, 1994 in Deed Book 9389, Page 231 and Deed from George J. Zimmerman and wife, Susan R. Zimmerman to Caye David, and husband, Bobby David, as recorded on the 1st day of July, 1992 in Deed Book 8666, Page 742, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4100 Copeland Drive, Nashville, TN 37215
(House Number) (Street) (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 GRANTEES, their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20160064689 DEEDWARR
Recvd: 07/27/16 14:52 2 pgs
Fees:13.00 Taxes:2516.00
20160727-0077434

Witness my/our hand(s) this 22nd day of July, 2016.

Domaine Development, LLC

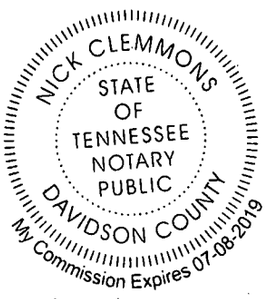
ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Domaine Development, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2016.

Notary Public
My Commission Expires: 7-08-2019




**RETURN TO:**

**COMMERCE TITLE & ESCROW, LLC**
**513 3RD AVE SOUTH**
**NASHVILLE, TN 37210**
**(615)515-7171**