(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Timothy A Bolton
Affiant

Subscribed and sworn to before me, this 29th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Bolton	Farmington Mortgage, a division of Capstar Bank	108-08-0
(NAME)	(NAME)	(MAP)
3199 Trails End Lane	2002 Richard Jones Road #300 A	118.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Nashville, TN 37215	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Terry Gene Campbell, Melissa Katherine Kolaks Broaddus, and Jeffrey Edmond Kolaks, heirs at law of Arleen K. Hageman, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy A. Bolton, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lot No. 2, Trailwood, Section One of record in Plat Book 5210, Page 351 and amended in Book Plat 6250, Book 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arleen K. Hageman, by Warranty deed from Quindal D. Godin, an unmarried person of record in Instrument No. 20040401-0036865 Register's Office for Davidson County, Tennessee, dated March 30, 2004 and recorded on April 01, 2004. The said Arleen K. Hageman having since died on March 23, 2015 leaving Terry Gene Campbell, Melissa Katherine Kolaks Broaddus and Jeffrey Edmond Kolaks as her heirs at law.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3199 Trails End Lane, Nashville, Tennessee 37214

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.

BILL GARRETT, Davidson County
Trans:T20160114888 DEEDWARR
Recvd: 12/30/16 09:24 2 pgs
Fees:13.00 Taxes:399.60
20161230-0137237

Witness my/our hand(s) this 29th day of December, 2016.

Terry Gene Campbell

Melissa Katherine Kolaks Broaddus by Edmond Kolaks as Attorney-in-Fact

Jeffrey Edmond Kolaks by Edmond Kolaks as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Terry Gene Campbell; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of December, 2016.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Edmond Kolaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Melissa Katherine Kolaks Broaddus, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Melissa Katherine Kolaks Broaddus, the bargainor, by the said Edmond Kolaks, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of December, 2016.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Edmond Kolaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Jeffrey Edmond Kolaks, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jeffrey Edmond Kolaks, the bargainor, by the said Edmond Kolaks, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of December, 2016.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20