NEW OWNER:

Katherine L. Colson
124 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1155

Map 097, Group 08-0-A, Parcel 030.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170005146 DEEDWARR
Recvd: 01/19/17 09:20 3 pgs
Fees:18.00 Taxes:592.00
20170119-0005761

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KYLE WILLIAM MARLES, HEIR OF THE ESTATE OF JACQUELINE HELEN MARLES** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATHERINE L. COLSON** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. Unit No. E-6 on the plan of Lake Chateau Condominiums, and of record in Plat Book 6250, Page 607 – 610 as amended in Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jacqueline Marles, by Warranty Deed from W. K. Marles and wife, Jacqueline Marles, dated July 28, 1994, and of record in Book 9423, Page 279, Register's Office for Davidson County, Tennessee. Jacqueline Marles having since died. See Probate File No 14P-1156 in Davidson County, Tennessee, appointing Kyle William Marles as beneficiary and executor of the Estate of Jacqueline Helen Marles.

This is IMPROVED property known as 124 Lake Chateau Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22 day of **December, 2016**.

KYLE WILLIAM MARLES, Individually

KYLE WILLIAM MARLES, Executor

STATE OF Colorado
COUNTY OF ARAPAHOE

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KYLE WILLIAM MARLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 11/10/2019

K. CHRISTOPHER HAWKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074041793
MY COMMISSION EXPIRES NOVEMBER 10, 2019

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The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00 .

AFFIANT

Sworn to and subscribed to before me this 22 day of **December, 2016.**

PATRICE J. GALAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: 1-6-2020

STATE OF COLORADO
COUNTY OF ARAPAHOE

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THE ESTATE OF JACQUELINE HELEN MARLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that KYLE WILLIAM MARLES, Executor of THE ESTATE OF JACQUELINE HELEN MARLES, the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing his name as such Executor.

WITNESS my hand and official seal at office this 22 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 11/10/2019

K. CHRISTOPHER HAWKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074041793
MY COMMISSION EXPIRES NOVEMBER 10, 2019