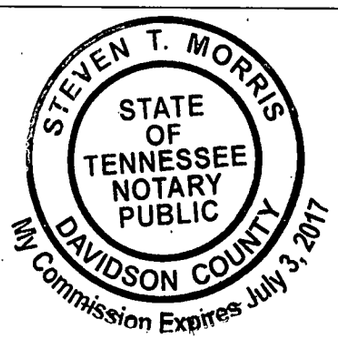
BILL GARRETT, Davidson County
Trans:T20170006517 DEEDWARR
Recvd: 01/23/17 15:20 2 pgs
Fees:13.00 Taxes:2610.67
20170123-0007361

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,586.00.

RAA, RL
Affiant

Subscribed and sworn to before me, this the 20th day of January, 2017.

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:
Robert A. Davidson Haley L. Davidson	PINNACLE BANK	
704B Crescent Rd.	150 3RD AVE S. #900	116-04-0-L-002.00
Nashville, TN 37205	NASHVILLE, TN 37201	

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, **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. DAVIDSON AND HALEY L. DAVIDSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 704 Crescent Road Cottages a Horizontal Property Regime with Private Elements of record as Instrument No. 20160210-0012837 and being shown on Plat attached thereto as Exhibit "B", 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 James C. Armistead and wife Mary U. Armistead, by deed dated October 6, 2005 from Richard L. Miller and wife, Sharalena Miller of record in Instrument No. 20051021-0127435, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Colclasure Company, LLC, a Tennessee Limited Liability Company by Warranty deed from James C. Armistead and wife Mary U. Armistead of record in Instrument No. 20160205-0011565 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 704B Crescent Rd., Nashville, TN 37205.

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 20th day of January, 2017.

Colclasure Company, LLC

Ethan Colclasure, Sole Member

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 Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of January, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public