BILL GARRETT, Davidson County
Trans:T20170025703 DEEDQC
Recvd: 03/27/17 14:22 3 pgs
Fees:17.00 Taxes:0.00
20170327-0029741

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

(X) Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-22-2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHESTER PARTNERSHIP, GP	**CHESTER PARTNERSHIP, GP C/O COORDINATION PLUS, LLC**	**072-14-0-056.00**
(NAME) **1960J MADISON ST. #242**	(NAME) **P. O. BOX 160591**	
(ADDRESS) **CLARKSVILLE, TN 37043**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND VELA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **CHESTER PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP,** THEIR SUCCESSORS 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 Lot No. 96 and 97, on the Map of Chesterfield Place, of record in Plat Book 332, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lots adjoin and front together 60 feet on the north side of Chesterfield Avenue and run back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Creekwood Partnership, a Tennessee general partnership, from Renasant Bank by deed dated December 15, 2011 of record as Instrument No. 20111222-0099965, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Colson Services, LLC, a Tennessee Limited Liability Company, and Vela Properties, LLC, a Tennessee Limited Liability Company from Creekwood Partnership, a Tennessee General Partnership, by Quitclaim Deed dated February 6, 2012 of record as Instrument No. 20120209-0011734, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 147 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved(X) property known as **1227 CHESTER AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 1st day of March, 2017.

COLSON SERVICES, LLC

(X) _____, CM

BY: DAVID VERNICH, CHIEF MANAGER/SOLE MEMBER

VELA PROPERTIES, LLC

(X) _____

BY: RICHARD RIBEIRO, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** 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 Chief Manager/Sole Member of **COLSON SERVICES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLSON SERVICES, LLC,** by himself as such Chief Manager/Sole Member.

WITNESS my hand and seal at office, this 1st day of March, 2017.

PAUL S. WATSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7-22-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICHARD RIBEIRO,** 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 Chief Manager of **VELA PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **VELA PROPERTIES, LLC,** by himself as such Chief Manager.

Witness my hand, at office, this 1st day of March, 2017.

PAUL S. WATSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7-22-2020

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this 1st day of March, 2017 before me personally appeared **Colson Services, LLC and DGI Properties, LLC,** Owner (s) of property and/or General Contractor, to me personally known, who, being duly sworn on (his /their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no proceedings in bankruptcy or receivership have been instituted by or against him/them.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further states that the only occupants of the property are the undersigned or the purchaser.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanics or materialmens liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows:

Deed of Trust dated March 5, 2012, executed by Colson Services, LLC, a Tennessee limited liability company and Vela Properties, LLC, a Tennessee limited liability company, in favor of F & M Bank, in the sum of $81,600.00, of record in Instrument No. 20120313-0021647, said Register's Office.

Affiant on behalf of said Owner of Property and/or General Contractor does for a valuable consideration hereby agree and guarantee to hold **COHEN & COHEN, ATTORNEYS AT LAW AND OLD REPUBLIC TITLE INSURANCE COMPANY** (by reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the **County of Davidson,** State of Tennessee, and are described as follows, to-wit:

1227 Chester Ave., Nashville, TN 37206

3-1-2017
Date

COLSON SERVICES, LLC

By: David Vernich, Chief Manager/ Sole Member

VELA PROPERTIES, LLC

By: Richard Ribeiro, Chief Manager

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 1st **day of** March, **2017.**

PAUL S. ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public

My Commission expires: 12-2019