BILL GARRETT, Davidson County
Trans:T20170052569 DEEDWARR
Recvd: 06/20/17 09:50 2 pgs
Fees:13.00 Taxes:4809.63
20170620-0061788

WARRANTY DEED

2017-762

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of June, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelly McDaniel 4100 Copeland Drive Nashville, TN 37215	SAME AS NEW OWNER	116.16-0-068.00 P/O

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, **Colcashure Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kelly McDaniel, a married woman**, 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:

The land with all the buildings and improvements thereon, situated at 4100 Copeland Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit B, Homes at 4100 Copeland Drive, as shown on Exhibit "C" of the certain Decleration of Covenants, Conditions and Restrictions for Homes at 4100 Copeland Drive, of record as Instrument Number 20160720-0074907 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Colclasure Company, LLC from Domain Development, LLC by Warranty Deed dated July 22, 2016 and recorded July 27, 2016 in Instrument Number 201607270077434, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 4100 Copeland Drive, Nashville, TN 37215.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 16th day of June, 2017

Colcashure Company, By: Ethan Colclasure, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared **Ethan Colclasure**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of **Colclasure Company, LLC**, the within named bargainor, and that such President or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Colclasure Company, LLC**, as President.

Witness my hand and seal this 16th day of June, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY