BILL GARRETT, Davidson County
Trans:T20170056433 DEEDWARR
Recvd: 07/03/17 08:26 2 pgs
Fees:13.00 Taxes:6419.50
20170703-0066412

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,735,000.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2017. Notary Public My commission expires: 5-3-21

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:
Mark Trumbo Maile Krauss		
3818 Hilldale Drive	New Owner	117-09-0-095-00
Nashville, TN 37215-1902		

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, **ETHAN COLCLASURE AND ASHLEY COLCLASURE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK TRUMBO, UNMARRIED AND MAILE KRAUSS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked "for future development" on the Plan of Woodmont Estates, Section No. 2 of record in Plat Book 1130, Page 99, in the Register's Office for Davidson County, Tennessee, being Lot No. 44 on the plan showing subdivision of said tract, described according to a survey made by Hal R. Swan, Jr., Surveyor, February 22, 1951, and revised February 27, 1951, as follows:

Beginning on the easterly margin of Hilldale Drive at the corner of lots Nos. 43 and 44; thence with the line between said lots, eastwardly 200 feet to an iron pin; thence southwardly 34.8 feet to an iron pin; thence southwestwardly 87.4 feet to an iron pin, the corner of lots Nos. 44 and 45; thence with the line between said lots, westwardly 166.3 feet to the easterly margin of Hilldale Drive; thence with the easterly margin of said Drive, northwardly 115 feet to the beginning.

Being the same property conveyed to Ethan C. Colclasure and wife, Ashley Colclasure by Warranty Deed from Ellouise Leonard, Trustee of Ellouise Leonard Trust dated September 15, 1996 of record in Instrument No. 20081209-0118911 Register's Office for Davidson County, Tennessee, dated December 5, 2009 and recorded on December 9, 2008.

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 3818 Hilldale Drive, Nashville, TN 37215-1902.

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 28th day of June, 2017.

Ethan Colclasure

Ashley Colclasure

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 and Ashley Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2017.



Notary Public