Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of October, 2017

Notary Public
Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colclasure Company, LLC 3602 Hobbs Road Nashville, TN 37215	NEW OWNER	13004006100

Bill Garrett Davidson County
Batch# 13506 DEEDWARR
10/13/2017 03:04:21 PM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20171013-0105351

WARRANTY 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, I/WE,

Keith Bussell, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colclasure Company, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 3 IN THE DIVISION OF THE LANDS OF HENRY W. COMPTON, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 58, CHANCERY COURT AT NASHVILLE, BEING THE EASTERLY 23 FEET OF LOT NO. 95 AND ALL OF LOTS NOS. 96, 97 AND 98 ON THE UNRECORDED PLAN OF THE WALLACE SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON. SURVEYOR, APRIL 22,1941, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HOBBS ROAD AT A POINT 150 FEET EAST OF THE CENTER LINE OF SNEED AVENUE; THENCE WITH THE NORTHERLY MARGIN OF HOBBS ROAD SOUTH 87 DEGREES 15' EAST 175 FEET TO THE CORNER OF LOTS NOS. 98 AND 99; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 2 DEGREES 45' EAST 247 FEET; THENCE NORTH 87 DEGREES 15' WEST 175 FEET; THENCE SOUTH 2 DEGREES 45' WEST 247 FEET TO THE BEGINNING.

Being the same property conveyed to Mary Hunter Box by Warranty deed from Margaret Compton Wallace and husband, W. G. Wallace of record in Book 1165, page 509, Register's Office for Davidson County, Tennessee, dated May 2, 1941 and recorded on May 7, 1941. Mary Box Hunter having died, leaving Evelyn Box Bussell, her sole heir under the Will of Mary Hunter Box, in Will Book 68, Page 30, Probate Court Clerk's office, said county.

Being the same property conveyed to Hollis Bussell and wife, Evelyn Box Bussell by Quitclaim deed from Mrs. Hollis (Evelyn) Bussell and Alan L. Saturn, Trustee of record in Book 5401, page 889, Register's Office for Davidson County, Tennessee, dated March 3, 1979 and recorded on March 6, 1979. Being also known as 3602 Hobbs Rd. Nashville, Tennessee 37215.

Said Hollis Bussell predeceased Evelyn Box Bussell. Evelyn Box Bussell died 4/29/2017, her estate is probated in Docket No. 17P852, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee. Her Last Will and Testament named Hollis Keith Bussell as sole heir and Executor of her estate.

Note: Probate is still open and active.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3602 Hobbs Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of October, 2017.

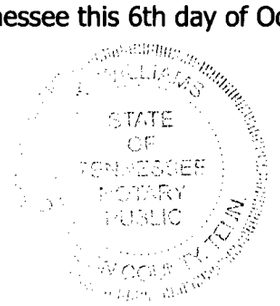
Keith Bussell

Keith Bussell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Bussell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of October, 2017.



Notary Public
My Commission Expires: 5-6-19

(Notary Seal)