Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $551,000.00

Affiant

Subscribed and sworn to before me, this 16 day of November 2017.

Notary Public

My commission expires: 2/25/19

Bill Garrett Davidson County
Batch# 27167 DEEDWARR
11/16/2017 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20171116-0118026

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Ranz	(Same)	103 08 0l 002.00
~~4005-B Colorado Avenue~~	← 150 Coldstream Rd	
~~Nashville TN 37209~~	← Murfreesboro TN 37127	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Eileen Marie Griffin an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Linda Ranz, a married person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 4005B on the Declaration Establishing 4005 Colorado Avenue of record in Instrument No. 20111013-0079647, as amended by First Amendment to Declaration Establishing 4005 Colorado Avenue to Amend to a Declaration of Protective Covenants, Conditions and Restrictions for 4005 Colorado Avenue, a Townhouse Planned Unit Development of record in Instrument No. 20120607-0049915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Marie Griffin by deed dated July 23, 2012, from Luehrsen Construction, LLC, of record in Instrument No. 20120725-0065483, corrected in Scrivener's Affidavit of record in Instrument No. 20130328-0030374, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of 4005 Colorado Avenue of record in Instrument No. 20111013-0079647, Register's Office for Davidson County, Tennessee. 5) Covenants, conditions, restrictions, reservation, easements liens for

assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20111013-0079647 and amended in Instrument No. 20120607-0049915.Register's Office for Davidson County, Tennessee

This property is improved property known as 4005 B Colorado Avenue, Nashville, Tennessee 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 10th day of November, 2017.

Eileen Marie Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen Marie Griffin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of November, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10281

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY