ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Colclasure Company, LLC	{ NEW OWNER	}11615009800 }
{ PO Box 159151	{	}
{Nashville, TN 37215	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205

Bill Garrett Davidson County
Batch# 84021 DEEDWARR
04/23/2018 03:21:03 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180423-0038151

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael J. Dioguardi, Diane D. Dioguardi, husband and wife, and James M. Halloran and Lori Halloran, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Colclasure Company, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 105 and the northerly 75 feet of Lot No. 106-A on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded Map made by W.B., Southgate, Surveyor and being shown as part of Lot No. 105 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, said Register of Deeds Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Lynwood Boulevard 25 feet north of the corner of Lots Nos. 105 and 106-A; thence easterly parallel to the line between said lots, 360 feet, more or less, to appoint; thence southerly along the easterly line of Lot No. 105 and 106-A, 100 feet to a point; thence westerly 350 feet, more or less to appoint in the easterly margin of Lynwood Blvd.; thence with the margin of said Boulevard, northerly 100 feet to the point of beginning.

Being the same property conveyed to Michael J. Dioguardi and wife, Diane D. Dioguardi and James M. Halloran and wife, Lori Halloran from David Findley and Gerri Findley by Warranty Deed of record in Instrument Number 20031230-0183893, Register's Office for Davidson County, Tennessee.

This is improved property known as 434 Lynwood Blvd., Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee and the City of Belle Meade.
2. Covenant of record in Book 1357, page 505, Register's Office for Davidson County, Tennessee.
3. Subject to all matters as disclosed on Plat Book 421, pages 102 and 103, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $650,000.00.
(
(Subscribed and sworn to before me
(this 20th day of April, 2018.
(
(
((My Commission Expires: _____

Carmen Coats
Affiant

Notary Public

DREW T. SANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 19th day of April, 2018.

Michael J. Dioguardi

Diane D. Dioguardi

James M. Halloran

Lori Halloran

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael J. Dioguardi and Diane D. Dioguardi, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2018.

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Halloran and Lori Halloran, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2018.

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

My Commission Expires: _____ Notary Public