Bill Garrett Davidson County
Batch# 104957 DEEDWARR
06/15/2018 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20180615-0057657

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2018.

Notary Public

My commission expires: 12.03.19

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:
Kevin Carraher	Bank of America	
3910 Wallace Lane	101 South Tryon Street	116-16-0-151.00
Nashville, TN 37215	Charlotte, NC 28255	

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, **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN CARRAHER, AN UNMARRIED MAN**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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-Subdivision of Lots 2 & 3 in Billuray Subdivision, Section 2 of record in Plat Book 4595, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 105 feet on the Easterly margin of Wallace Lane and extends back 255.6 feet on the Southerly line and 269.35 feet on the broken Northerly line to a dead line in the rear, measuring 115.1 feet thereon.

Being the same property conveyed to Joe R. Dougherty and wife, Lisa K. Dougherty by Warranty Deed from Katherine Schaeffer Escamilla, now known as Katherine Schaeffer Kisrow, Thomas Charles Schaeffer, Laura Lynn Schaeffer and Martha Pearl Schaeffer of record in Book 6684, Page 598, Register's Office for Davidson County, Tennessee, dated September 26, 1985 and recorded on October 17, 1985.

Being the same property conveyed to Colclasure Company LLC by Warranty Deed from Joe R. Dougherty and wife, Lisa K. Dougherty of record in Instrument No. 20170403-0032052 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

Being the same property conveyed to Ethan Colclasure and Ashley Colclasure, husband and wife by Quitclaim Deed from Colclasure Company, LLC, a Tennessee limited liability company of record in Instrument No. 20170626-0064212 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 26, 2017.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Ethan Colclasure and Ashley Colclasure, husband and wife of record in Instrument No. 20170801-0078214 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

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.

The address of the herein described property is believed to be 3910 Wallace Lane, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 13th day of June, 2018.

Colclasure Company, LLC

Ethan Colclasure, Sole Member

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Sole Member of Colclasure Company, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2018.

Notary Public

My Commission Expires: 5/3/21



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

