This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 213646 **DEEDWARR**
04/03/2019 02:54:41 PM 3 pgs
Fees: $18.00 Taxes: $673.40

20190403-0030458

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 182,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1st day of April, 2019

Notary Public

My Commission expires 07 / 06 / 20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NAME AND ADDRESS OF PROPERTY OWNER:
Cole Woodworks, LLC, a Tennessee Limited Liability Company
219 Williamsburg Circle
Brentwood, TN 37212
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 11901011700

WARRANTY DEED

19NT00159

Effective the 1st day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

COUNTRY CLUB INVESTORS, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

COLE WOODWORKS, LLC, A TENNESSE LIMITED LIABILITY COMPANY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map entitled Map of Subdivision of G. P. Rose Property, of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate description of said property.

Being the same property conveyed to Country Club Investors, LLC, by Warranty Deed from Music City Financial, LLC, dated 01/14/2019 and recorded 01/15/2019 as Document No. 20190115-0004176, Register's Office for Davidson County, TN.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from C & C Residential Properties, Inc., dated 01/14/2019 and recorded 01/15/2019 as Document No. 20190115-0004061, Register's Office for Davidson County, TN.

Being the same property conveyed to C & C Residential Properties, Inc., by Warranty Deed from Gloria N. Bolin, dated 12/13/2018 and recorded 12/17/2018 as Document No. 20181217-0122108, Register's Office for Davidson County, TN.

Being the same property conveyed to Gloria N. Bolin, by Warranty Deed from Jennie Mae Robertson, dated 04/08/1975 and recorded 04/09/1975 as Document No. 093603, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2216 Sadler Ave, Nashville, TN 37210.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CI-19-2216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1st day of April, 2019

Jonathan Hagan for Country Club Investors, LLC

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jonathan Hagan, for Country Club Investors, LLC, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1st day of April, 2019.

Notary Public

My commission expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Country Club Investors, LLC

BY: _____
Bryan Doyle
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN DOYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of COUNTRY CLUB INVESTORS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

