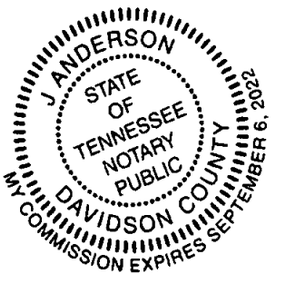
# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 12th day of September, 2019.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Michael Maddalena<br>Alexandrea Maddalena | NEW OWNER | |
| 2011B Overhill Drive | | 131060X00200CO |
| Nashville, TN 37215 | | |

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 **MICHAEL MADDALENA AND ALEXANDREA MADDALENA,** husband and wife, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2011 Overhill Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180118-0005180 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Glen R. Rockhill and wife, Susan F. Rockhill by Warranty deed from Heirs at Law of Rose Mary Formosa Scardina, being Joseph Thomas Scardina, Rosemary Scardina Connor and Nina Ann Scardina Evans of record in Book 9761, page 195 Register's Office for Davidson County , Tennessee, dated August 04, 1995 and recorded on August 14, 1995.

Being a portion of the same property conveyed to Glen Richard Rockhill by Quitclaim deed from Susan Finger Rockhill of record in Book 11481, page 614 Register's Office for Davidson County , Tennessee, dated February 22, 1999 and recorded on May 17, 1999.

Being a portion of the same property conveyed to Colclasure Company, LLC, a Tennessee limited liability company by Warranty deed from Glen Richard Rockhill, an unmarried man of record in Instrument No. 20180110-0003473 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 10, 2018.

Karen Johnson Davidson County
Batch# 286459 DEEDWARR
09/16/2019 12:17:29 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20190916-0093688

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 2011B Overhill Drive, 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 12th day of September, 2019.

**Colclasure Company, LLC, a Tennessee Limited Liability Company**

**By:** _____
**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, Sole Member, 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 the Sole Member of Colclasure Company, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021