Karen Johnson Davidson County
Batch# 314043 DEEDWARR
11/12/2019 09:25:20 AM 2 pgs
Fees: $13.00 Taxes: $7,307.50

20191112-0116122

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,975,000.00. Affiant Subscribed and sworn to before me, this the 5th day of November, 2019. Notary Public My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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:
Peter Morone Katherine Morone	NEW OWNER	
3602 Hobbs Road		13004006100
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 **PETER MORONE AND KATHERINE MORONE, 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:

SITUATED IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 3 IN THE DIVISION OF THE LANDS OF HENRY W. COMPTON, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 58, CHANCERY COURT AT NASHVILLE, BEING THE EASTERLY 23 FEET OF LOT NO. 95 AND ALL OF LOTS NOS. 96, 97 AND 98 ON THE UNRECORDED PLAN OF THE WALLACE SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON. SURVEYOR, APRIL 22,1941, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HOBBS ROAD AT A POINT 150 FEET EAST OF THE CENTER LINE OF SNEED AVENUE; THENCE WITH THE NORTHERLY MARGIN OF HOBBS ROAD SOUTH 87 DEGREES 15' EAST 175 FEET TO THE CORNER OF LOTS NOS. 98 AND 99; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 2 DEGREES 45' EAST 247 FEET; THENCE NORTH 87 DEGREES 15' WEST 175 FEET; THENCE SOUTH 2 DEGREES 45' WEST 247 FEET TO THE BEGINNING.

Being the same property conveyed to Mary Hunter Box by Warranty deed from Margaret Compton Wallace and husband, W. G. Wallace of record in Book 1165, page 509, Register's Office for Davidson County, Tennessee, dated May 2, 1941 and recorded on May 7, 1941. Mary Box Hunter having died, leaving Evelyn Box Bussell, her sole heir under the Will of Mary Hunter Box, in Will Book 68, Page 30, Probate Court Clerk's office, said county.

Being the same property conveyed to Hollis Bussell and wife, Evelyn Box Bussell by Quitclaim deed from Mrs. Hollis (Evelyn) Bussell and Alan L. Saturn, Trustee of record in Book 5401, page 889, Register's Office for Davidson County, Tennessee, dated March 3, 1979 and recorded on March 6, 1979.

Said Hollis Bussell predeceased Evelyn Box Bussell. Evelyn Box Bussell died 4/29/2017, her estate is probated in Docket No. 17P852, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee. Her Last Will and Testament named Hollis Keith Bussell as sole heir and Executor of her estate.

Being the same property conveyed to Colclasure Company, LLC by Warranty deed from Keith Bussell, a single man of record in Instrument No. 20171013-0105351 Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October 13, 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 3602 Hobbs Road, 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 5th day of November, 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, 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 5th day of November, 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