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 14th day of February, 2020.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 360615 DEEDWARR
02/20/2020 08:51:19 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20200220-0018776

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:
Henry Lee Guy Jr. Susan McKenzie Guy	**NEW OWNER**	116-15-0-098.00
434 Lynnwood Boulevard		
Nashville, TN 37205		

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 **HENRY LEE GUY, JR. AND SUSAN MCKENZIE GUY 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 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(s) 102 and 103, said Register's Office of 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 Boulevard.; 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 by Warranty deed from David Findley and wife, Gerri Findley, a married couple of record in Instrument No. 20031230-0183893 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on December 30, 2003.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael J. Dioguardi and wife, Diane D. Dioguardi and James M. Halloran and wife, Lori Halloran of record in Instrument No. 20180423-0038151 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 23, 2018.

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 434 Lynnwood Boulevard, Nashville, TN 37205, 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 14th day of February, 2020.

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 14th day of February, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

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