Karen Johnson Davids
Batch# 666681 DEEDWARR
06/28/2021 11:31:37 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20210628-0087180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of May, 2021.

(Affix Seal) Notary Public

My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-1815-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gerald J. Colamarino and Lee P. Colamarino 1111 A Biltmore Drive Nashville, TN 37204	NEW OWNER	Map/Parcel 131-12-0Q-001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric D. Hogue and Kathryn G. Hogue, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Gerald J. Colamarino and Lee P. Colamarino, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130305-0021939 as amended in Instrument No. 20140716-0062644, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130305-0021939, as amended in Instrument No. 20140716-0062644, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby referenced and made a part here of the same as thought copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric D. Hogue and Kathryn G. Hogue, husband and wife by Warranty Deed from Gala, LLC, a Tennessee limited liability company, dated July 15, 2014, of record in Instrument No. 20140716-0062652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1111 A Biltmore Drive, Nashville, TN 37204 .

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; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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.

Effective the 26th day of May, 2021:

Eric D. Hogue

Kathryn G. Hogue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 of May, 2021, before me personally appeared Eric D. Hogue and Kathryn Hogue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of May, 2021.

Notary Signature
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024