File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012063 DEEDWARR
Recvd: 02/28/11 15:40 2 pgs
Fees:13.00 Taxes:499.50
20110228-0016147

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

JOHN B. WADDEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Colson	New Owners	07114036300 and
(NAME)	(NAME)	07114036400
2012 Beech Avenue	2012 Beech Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville , TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Troy Lee Hazlewood and wife, Shannon Hazlewood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Colson and Edward Marcus Colson**, as joint tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 1210 Dickerson Pike, Nashville, TN 37207

Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, being Lot No. 6 on the unrecorded Map of the Hill Heirs Property on Dickerson Pike, described according to a survey made by Z. J. Wilkinson, Surveyor, dated 8/29/41, as follows:

Beginning at a point on the westerly margin of Dickerson Pike, as widened, 223 feet northerly from the northerly margin o f Richardson Street; thence with the westerly margin of said Dickerson Pike northwardly 47.33 feet to an iron pin; thence westwardly 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southwardly 49 feet to a stake, 223 feet northerly from the northerly margin of Richardson Street; thence eastwardly and parallel with Richardson Street, 143.5 feet to the beginning.

Being the same property conveyed to George Hazlewood and wife, Louise Hazlewood by deed from Core Wilson Tabb of record in Book 3954, page 603, Register's Office for Davidson County, Tennessee. George Hazlewood has since died, vesting property in Louise Hazlewood as surviving spouse. Louise Hazlewood Quitclaimed the property unto Louise Hazlewood and Troy Lee Hazlewood, with rights of survivorship, of record in Instr. No. 20010718-0076018, said Register's office. Louise Hazlewood having since died on September 3, 2006, vesting property in Troy Lee Hazlewood as surviving tenant.

TRACT 2: 1214 Dickerson Pike, Nashville, TN 37207

Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, and beginning in the center of Dickerson Turnpike or North First Street at the northeast corner of a 14 acre tract of land conveyed by E. H. East to R. A. Young; thence with the center of said Pike or Street, southerly 99 feet to the northeast corner of a lot owned by Bean; thence with his northerly line, westerly 181.72 feet to a point 60 feet distance from Lot No. 33 in the T. C. Petri's Addition,,a plan of which is of record in Book 57, page 145, Register's Office for said County; thence north 99 feet to the southerly margin of Mays Street, 181.72 feet to the center of he Dickerson Pike or North First Street, to the point of beginning.

Being the same property conveyed to George Hazlewood and wife, Louise Hazlewood by deed from Birdie F. Harris of record in Book 4387, page 553, Register's Office for Davidson County, Tennessee. George Hazlewood has since died, vesting property in Louise Hazlewood as surviving spouse. Louise Hazlewood Quitclaimed the property unto Louise Hazlewood and Troy Lee Hazlewood, with rights of survivorship, of record in Instr. No. 20010718-0076019, said Register's office. Louise Hazlewood having since died on September 3, 2006, vesting property in Troy Lee Hazlewood as surviving tenant.

This is not, nor has it ever been the primary residence of Louise Hazlewood or Troy Lee Hazlewood. Shannon Hazlewood joins in this conveyance to convey any and all interest she may have in said property.

Subject to Taxès for the year 2011, prorated and assumed by the Grantees; Leases of record in Book 10993, page 969, and Instr. No. 20000308-0023977, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☒

This is improved ☒ property, known as 1210-1214 Dickerson Pike, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this 25th day of February, 2011.

Troy Lee Hazlewood

Shannon Hazlewood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, Troy Lee Hazlewood and Shannon Hazlewood,, with whom I a personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and as such executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of February, 2011.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON