WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056854 DEEDWARR
Recvd: 09/13/11 14:32 3 pgs
Fees:18.00 Taxes:188.70
20110913-0071108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

X Paul E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2011.

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 22, 2011

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON (AFFIX SEAL)

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
Paul E. Smith	William M. Colson and Katherine L. Colson	01400014000
(NAME)	(NAME)	
4000 Fairview Drive	2012 Beech Avenue	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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, **Ruth LaRue and Eddie Greer, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul E. Smith and wife, Beverly Smith**, 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:

Land in the 14th Civil District of Davidson County Tennessee, on the unrecorded plan of A. J. Williams Tract, described according to a survey made by Donald R. Carver, dated 5/11/73, as follows:

Beginning at an iron pin located 2,045 feet north of the north right-of-way of Clarksville Highway, said iron pin also being located on the east margin of Harper Road; thence with the margin of said Road, N 2 deg. 13' W 300 feet to an iron pin; thence leaving said road, N 89 deg. 0' E 435 feet to an iron pin; thence S 2 deg. 13' E 300 feet to an iron pin; thence S 89 deg. W 435 feet to the point of beginning, containing 3 acres, more or less.

Being part of the same property conveyed to Charles LaRue by Special Warranty Deed pursuant to the Final Decree for Divorce, Docket No. 89D-3114, The Circuit Court for Davidson County, Tennessee, from Joyce Ann LaRue of record in Book 11404, page 909, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by Quitclaim Deed form Charles LaRue Sr., of record in Instr. No. 20080912-009344, said Register's Office. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13 2009, an Agreed Order was entered in case No. 08P-1745, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the Quitclaim Deed of record in Instr. No. 20080912-009344, said Register's Office, be set aside and the property described in said Quitclaim Deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745. Being part of the same property conveyed to Ruth LaRue as the Administratrix of the Estate of Charles Lee LaRue, by Quitclaim Deed form Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter, of record in Instrument No. 20100125-0005959, said Register's Office. Being part of the same property conveyed Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Michael Christian, by Quitclaim Deed from Ruth LaRue as the Administratrix of the Estate of Charles Lee LaRue of record in Instr. No. 20100125-0005960, said Register's Office. Being the same property conveyed to Ruth LaRue by Quitclaim Deed from Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Michael Christian of record in Instr. No. 20100125-0005965, said Register's Office. Further, conveyed to Eddie Greer, Trustee, pursuant to the Trust Agreement attached thereto, of record in Instr. No. 20110712-0053176, said Register's Office.

This is the same legal description as used in the Deed in Book 5781, page 66, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; to any and all easements located on said property; to any restrictive covenants not of record. Subject to the rights and claims of parties in possession.
This property is being sold as is.

Bobby Colson, Vice President of Bill Colson Auction and Realty Co., Inc., and William M. Colson joins in this conveyance to **acknowledge receipt of payment in full** pursuant to the above referenced Trust Agreement, of record in Instr. No. 20110712-0053176, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7180 Harper Road, Joelton, TN 37080

(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 13th day of September, 2011.

Bill Colson Auction and Realty Co, Inc.

William M. Colson

Ruth LaRue

Eddie Greer, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Ruth LaRue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2011.

Notary Public

My Commission Expires: October 22, 2011.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Eddie Greer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Trustee and as such Trustee being so authorized executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2011.

Notary Public

My Commission Expires: October 22, 2011.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Bobby Colson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Vice President of Bill Colson Auction and Realty Co., Inc., a Tennessee corporation, and as such Vice President is so authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2011.

Notary Public

My Commission Expires: October 22, 2011.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, William M. Colson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of September, 2011.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public