File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035619 DEEDWARR
Recvd: 05/15/12 10:37 2 pgs
Fees:13.00 Taxes:1369.00
20120515-0041855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

John W. Ewing Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2012.

John B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC 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
Linus D. Catignani	NEW OWNERS	10416016300
(NAME)	(NAME)	
1505 Paris Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Judith Kay Smith Todd, a single person and John W. Ewing, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linus D. Catignani**, 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:

Being Lot No. 105 on the revised plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith Kay Smith Todd by deed from Thomas Edward Atkinson, as Executor of the Estate of Margaret L. Smith of record in Book 11084, page 433, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John W. Ewing, Trustee of Trust Agreement dated January 27, 2012, executed by and between Judith Kay Smith Todd, Bobby Colson, Vice President of Bill Colson Auction and Realty Co., Inc., William M. Colson and John W. Ewing, Trustee, by QuitClaim Deed from Judy Kay Smith Todd of record in Instr. No. 20120202-0009505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantee(s); all matters as shown on the plan of record in Book 332, page 117, said Register's Office; to any and all restrictions; to any and all easements located on the property; and 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 and to convey any interest that may have been held in said Trust Agreement.

unimproved ☐

This is improved ☒ property, known as 1720 Linden Avenue, Nashville, TN 37212
(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 11th day of May, 2012.

Bill Colson Auction and Realty Co., Inc.

By: Bobby Colson V.P.
Bobby Colson, Vice President

William M. Colson
William M. Colson

Judy Kay Smith Todd
Judy Kay Smith Todd

Attest:
John W. Ewing, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and seal in Brentwood, Tennessee, this the 11th day of May, 2012.

Ann B. Waddell, Notary Public

My Commission Expires: October 5, 2015

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, John W. Ewing, with whom I am acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, and who upon oath acknowledged himself to be the Trustee of the Trust dated 1/27/12 and as such Trustee, being so authorized executed the within instrument for the purposes therein contained.

Witness my hand and seal in Brentwood, Tennessee, this the 11th day of May, 2012.

Ann B. Waddell, Notary Public

My Commission Expires: October 5, 2015

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 11h day of May, 2012.

Ann B. Waddell, Notary Public

My Commission Expires: October 5, 2015.

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 11th day of May, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public