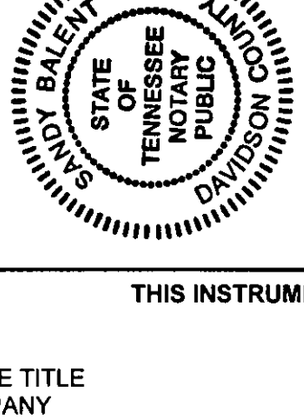
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130023936 DEEDWARR
Recvd: 03/25/13 09:49 2 pgs
Fees:13.00 Taxes:247.83

20130325-0028967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colson Services, LLC	Colson Services, LLC	06016002100
(NAME) P. O. Box 160591	(NAME) P. O. Box 160591	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sandra Ann Felts, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLSON SERVICES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 16 on the Map of Capitol View Subdivision, as of record in Book 974, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to William H. Carver and wife, Pearl J. Carver by deed from Hugh Young and wife, Virginia Young of record in Book 3161, Page 37, Register's Office for Davidson County, Tennessee. The said William H. Carver and Pearl J. Carver having since divorced on April 22, 1986 by Decree of the Probate Court, Davidson County, Tennessee, Docket No. 85D-3619. The said William H. Carver conveyed all his right, title and interest in and to above property to Pearl J. Carver by Quitclaim Deed dated April 29, 1986 and recorded in Book 6846, Page 79, said Register's Office. The said Pearl J. Carver having since died, and by the Last Will and Testament of Pearl J. Carver, Davidson County, Tennessee Probate Court Docket No. 09P433, the herein described property was devised to Sandra Ann Carver Felts. The said Sandra Ann Felts, as Executor of the Estate of Pearl J. Carver further executed an Executor's Quitclaim Deed on September 3, 2009 conveying subject property to Sandra Ann Felts, which Quitclaim Deed is of record as Instrument No. 20100423-0030703, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF CAPITOL VIEW SUBDIVISION OF RECORD IN BOOK 974, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY AND SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4215, PAGE 55, SAID REGISTER'S OFFICE.

"RONNIE R. FELTS, SPOUSE OF SANDRA ANN FELTS, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST HE MAY HAVE IN SUBJECT PROPERTY"

unimproved ☐

This is improved ☑ property, known as 108 Lorraine Avenue, 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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its

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 my hand this 22nd day of March, 2013.

Sandra Ann Felts

Ronnie R. Felts

STATE OF TENNESSEE

COUNTY OF Davidson

* and spouse Ronnie R. Felts

On this 22nd day of March, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra Ann Felts***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
~~March 03, 2014~~ 1-9-16 (sb)

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY