File B4 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095140 DEEDWARR
Recvd: 11/07/13 09:15 2 pgs
Fees:13.00 Taxes:175.75
20131107-0115469

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(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
Steve S. Gray	Steve S. Gray	11000013800
(NAME)	(NAME)	
608 Terrace Hill Road	608 Terrace Hill Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **William M. Colson and wife, Katherine L. Colson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve S. Gray and wife, Rachel A. Gray**, 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 lying and being in the 4th Civil District of Davidson County, Tennessee, and being Tract Nos. 2 and 3 on a survey made by Gary R. Cummings, dated 6/21/68, as follows:

Beginning at a point in the northerly margin of Alvin Sperry Road, said point being 551.1 feet as measured along the northerly margin of Alvin Sperry Road in the southerly direction from the southeast corner of the property belonging to Luther Stirl Pyburn and wife, Etta Mae Pyburn; thence North 46 deg. 32' West 799.5 feet to a point; thence North 84 deg. 52' West 243.0 feet to an iron pin; thence South 5 deg. 43' West 208.0 feet to a point; thence South 47 deg. 28' East 808.5 feet to a point in the northerly margin of Alvin Sperry Road; thence in a northeast directions along the northerly margin of Alvin Sperry Road, 300.0 feet to the beginning and containing 6.0 acres, more or less.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Travis K. Pardue and wife, Kristen M Pardue of record in Instr. No. 20070607-0068454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantees.

This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 0 Alvin Sperry Road, Mt. Juliet, TN 37122
(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 6th day of November, 2013.

William M. Colson

Katherine L. Colson

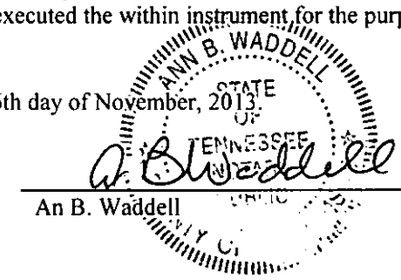
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 6th day of November, 2013.

Commission expires: October 5, 2015



An B. Waddell Notary Public