File 64
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102467 DEEDWARR
Recvd: 12/06/13 09:36 2 pgs
Fees:13.00 Taxes:869.50
20131206-0124237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

X Cheryl T. Herron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES November 3, 2015.

ANNE-MARIE LUTHELL NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL) DAVIDSON COUNTY MY COMMISSION EXPIRES November 3, 2015

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
Cheryl T. Herron	Cheryl T. Herron	10509035800
(NAME)	(NAME)	
7210 Magnolia Valley Drive	7210 Magnolia Valley Dr	
(ADDRESS)	(ADDRESS)	
Eagleville, TN 37060	Eagleville, TN 37060	
(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 **Cheryl T. Herron**, 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 part of Lot No. 20 on the plan of Waverly Land Company's Plan of Lots in Nashville of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to disposition Survey 339-RA, dated 30, 1977, as follows:

Beginning at a point in the westerly margin of Elliott Avenue, 338.16 feet, more or less, North from the northerly margin of Wedgewood Avenue; thence with said point North 82 deg. 39' West, 144.20 feet to a point in the easterly margin of Alley No. 659; thence with the margin of said Alley, North 9 deg. 37' East, 50.0 feet to a point, said point being the common rear corner of Lots 19 and 20; thence with the line between said two lots South 89 deg. 28' East, 111.34 feet to a point in the westerly margin of Elliott Avenue; thence with a curve to the right having a radius of 720.00 feet, southerly 69.97 feet to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Metropolitan Development and Housing Agency of record in Book 5363, page 623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantee; all matters on the plan of record in Book 57. page 95, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1815 Elliott Avenue, Nashville, TN 37203
(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 5th day of December, 2013.

William M. Colson
Willam M. Colson

Katherine L. 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 M. Colson with whom I am personally acquainted with (or proved to me on the basis if satisfactory evidence) and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of December, 2013.

Commission expires: November 3, 2015

Ann Marie Luttrell Notary Public

ANN MARIE LUTTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015