File Box
24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065974 DEEDWARR
Recvd: 09/04/14 15:08 3 pgs
Fees:18.00 Taxes:203.50
20140904-0081163

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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
Reginald Howard	Reginald Howard	07114029200
(NAME)	(NAME)	
403 Ewing Drive	403 Ewing Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), 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 Katherine L. Colson, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Reginald Howard,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 10C Lucile Street, 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 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 my/our hands this 3rd day of September, 2014.

Katherine L. Colson Atty.-in-Fact for William M. Colson

Katherine L. Colson, Attorney-in-Fact for William M. Colson

Katherine L. Colson

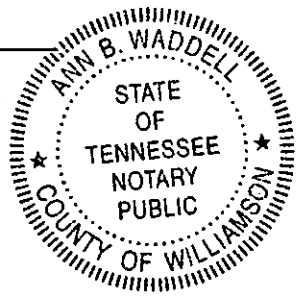
Katherine L. Colson

State of Tennessee
County of Williamson

Personally appeared before me Katherine L. Colson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of September, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



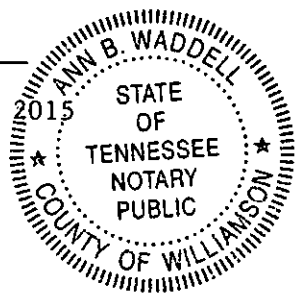
File No.: 2014-123

State of Tennessee
County of Williamson

Personally appeared before me Katherine L. Colson,with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Attorney-in-fact for William M. Colson, and as such Attorney-in-fact is so authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 3rd day of September, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 5, 2015



E X H I B I T " A "

BEING Lot No. 9 & 10 of Block "E", on the plan of East View Subdivision of the Shwab Property, of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to **William M. Colson and wife Kay Colson**, by deed from Ollie Legon and wife, Laura Legon, of record in Book 8104, Page 554, Register's Office for Davidson County, Tennessee.

NOTE: Katherine Colson, Katherine L. Colson and **Kay Colson** are one and the same person.

This conveyance is subject to taxes for 2014, prorated and assumed by the Grantee.

Subject to all matters as set out on the plan of record in Plat Book 547, Page 64, said Register's Office.

Subject to Memorandum of Lease by and between William M. Colson and wife Kay Colson, (Lessor) and Bellsouth Mobility, Inc. ("Tenant") which included a right-of-way of record in Instrument No. 20001108-0111253, further assigned to Crown Communications, Inc. of record in Instrument No. 20051026-0129278, said Register's Office.

Upon the expiration of the Lease a right-of-way Easement was granted to Crown Communications, Inc. of record in Instrument No. 20080701-0067855, said Register's Office.

Subject to any and all Restrictions of record and not of record.

Subject to any and all visible Easements.

Subject to any and all Easements of record and not of record.

Subject to the rights and claims of parties in possession and to any and all leases not of record.