WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051596 DEEDWARR
Recvd: 06/26/15 15:08 3 pgs
Fees:18.00 Taxes:536.50
20150626-0061858

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June,.2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

LYNN B. WADDELL
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
Frederick R. Stephens	Frederick R. Stephens	07114033100
(NAME)	(NAME)	
15 Ligon Avenue	15 Ligon Avenue	07114033000
(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 **Frederick R. Stephens,** 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 12 Ligon Avenue, Nashville, TN 37207
10 Ligon 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 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 26th day of June, 2015.

William M. Colson

Katherine L. Colson

State of Tennessee
County of Williamson

Personally appeared before me William M. Colson and Katherine L. Colson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

A B Waddell

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

File No.: 2015-076

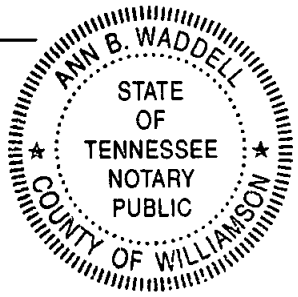


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1: 12 Ligon Avenue, Nashville, TN 37207 (Tax ID 07114033100)

Being Lot No. 38 of Block "A" on the plan of East View Subdivision of record in Book 547, page 64, 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 William M. Colson and wife, Katherine Colson by deed from Evelyn Marsh, unmarried, of record in Instr. No. 20141117-0138330, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: 10 Ligon Avenue, Nashville, TN 37207 (Tax ID 07114033000) NOTE: *This property is unimproved.*

Being Lot No. 38 of Block "A" on the plan of East View Subdivision of record in Book 547, page 64, 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 William M. Colson and wife, Katherine L. Colson by deed from Barnsdale Carter and wife, Laura Carter of record in Instr. No. 20131219-0128180, Register's Office for * County, Tennessee.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 547, page 64, said Register's Office. Subject to parties in possession and/or leases not of record.

This property is being sold as is.