File Book 24B

This instrument is prepared solely from information provided by the Parties.

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20150060844 DEEDQC
Recvd: 07/24/15 13:40 4 pgs
Fees:27.00 Taxes:0.00
20150724-0073038

ADDRESS NEW OWNER:
William Malcolm Colson
Katherine Little Colson
2012 Beech Avenue
Nashville, TN 37204

SEND TAX BILL:
William Malcolm Colson
Katherine Little Colson
2012 Beech Avenue
Nashville, TN 37204

MAP AND PARCEL:
04106002700
04100009800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Eddie Greer
AFFIANT

Subscribed and sworn to before me this 21st day of July ~~2014~~ 2015

Ann Marie Cottrell
NOTARY PUBLIC

My Commission Expires: 11-3-15

ANN MARIE COTTRELL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 3, 2015

QUITCLAIM DEED

I/We, **Eddie Greer, Trustee,** hereby Quitclaims all of rights, title and interest to **William Malcolm Colson and wife, Katherine Little Colson,** their heirs and assign, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached Exhibit "A" for legal description incorporated herein.

This is unimproved and improved properties known as 1445 Finnland Drive and 1459 Finnland Drive, Nashville, TN 37207

This is the same legal description as in previous instruments of record.

And now **Eddie Greer, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of their interest unto the said **William Malcolm Colson and wife, Katherine Little Colson,** their heirs and assign, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFRIMED WITH COMPETENT LEGAL REPRESENTATION. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER OF THIS INSTRUMENT AND THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE IT'S COMPLETION.

Witness our hands this the 21 day of July, ~~2014.~~ 2015

Eddie Greer Trustee

Eddie Greer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Eddie Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged upon oath that he is the Trustee of the bargainor, and as such Trustee is authorized to executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of July, ~~2014.~~ 2015

Ann Marie Luttrell

NOTARY PUBLIC

My Commission Expires: 3-15

ANN MARIE LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

File No.: 2012-085

EXHIBIT A

TRACT 1: 1445 Finnland Drive, Nashville, TN 37207 (improved)

Being Lot No.6 on the plan of Skyline, Section II, of record in Book 3700, page 46, 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 Jerry A. Drake and wife, Adrina P Drake by deed from Finn Built Homes, Inc. a Tennessee corporation of record in Book 4320, page 836, Register's Office for Davidson County, Tennessee.

TRACT 2: 1459 Finnland Drive, Nashville, TN 37207. (unimproved)

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, License No. 418, dated 10/4/75, as follows:

Beginning at a point, being an iron pin located at North 88 deg. 55' West 1417.00 feet from the original northwest corner in c/l Brick Church Pike; thence South 11 deg. 30' West 585.9 feet to an iron pin; thence North 87 deg. 15' West 545 feet, more or less, along a fence to a corner post; thence North 2 deg. East 265 feet along a fence to a corner post; thence North 88 deg. West 815.0 feet along a fence to a corner post; thence North 1 deg. 30' East 285 feet along a fence to a corner post; thence South 88 deg. 55' East 1455 feet, more or less, along a fence to an iron pin, being the point of beginning, containing 13.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT TRACT OF LAND SOLD OF RECORD IN BOOK 8750, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Michael V. Holmes, Registered Land Surveyor, License No. 213, dated 9/3/92, to-wit:

Beginning at a concrete monument in the southeast corner of Lot No. 8 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, page 46, Registers Office for Davidson County, Tennessee, said monument being on the west right of way of Finnland Drive and being the terminus of said Road; thence South 87 deg. 38' 13" East 26.57 feet to an iron pin in the centerline of Finnland Drive; thence leaving Finnland Drive, South 5 deg. 44' 00" East 288.65 feet to an iron pin in a fence corner; thence with a fence line, North 86 deg. 25' 45" West 730.65 feet to an iron pin in Drake's southwest corner; thence leaving said fence, North 2 deg. 27' 56" West 245.18 feet to an iron pin; thence North 88 deg. 59' 18" East 79.47 feet to a concrete monument, being the southwest corner of Lot No. 8 on the Plan of Skyline Subdivision, also being V. Daryll Morton's line; thence with Morton's south boundary line North 89 deg. 59' 18" East 358.15 feet to an iron pin; thence South 87 deg. 38' 13" East 247.00 feet to the point of beginning, containing 194,733 square feet or 4.47 acres, more or less.

Included in this conveyance is an Easement for ingress and egress to provide the parties, their heirs and assigns, equal access to Finnland Drive. Said easement begins at a concrete monument in the southeast corner of Lot No. 8 in the Skyline Subdivision, Section 2, said point being on the west right-of-way of Finnland Drive; thence South 15 deg. 02' 12" West 50.00 feet to a point; thence South 74 deg. 57' 48" East 50.00 feet to a point; thence North 15 deg. 02' 12" East 50.00 feet to a point; the beginning of a curve to the right having a radius of 275.00 feet and a length of 10.75 feet to a point in the east right-of-way of Finnland Drive; thence with the terminus of Finnland Drive, North 87 deg. 38' 13" West 53.14 feet to the point of beginning.

Being part of the same property conveyed to Jerry Alley Drake and wife, Adrina R. Drake by deed from D. E. Rawls and wife, Alice Maude Rawls of record in Book 5079, page 136, Register's Office for Davidson County, Tennessee.

File No.: 2012-085

Jerry A. Drake and Adrina P. Drake having since divorced, Jerry A. Drake conveyed all his interest to Adrina P. Drake in Quitclaim Deed of record in Book 9624, page 463, said Register's Office. Further conveyed to Eddie Greer, Trustee, of record in Instr. No. 20120725-0065292, said Register's Office.

Adrina P. Drake and Jana Drake-Hays, individually and as Attorney-in-fact for Adrina P. Drake Quitclaimed their interest to William M. Colson and Katherine L. Colson of record in Instr. No. 20130906-0094141, Register's Office for Davidson County, Tennessee.