File Box
248

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 13:48 5 pgs
Fees:27.00 Taxes:0.00
20150724-0073044

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

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

MAP AND PARCEL:
10510017200
10510017100
10510017000
10510016900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert J. Colson
AFFIANT

Subscribed and sworn to before me this 22nd day of July ~~2014~~ 2015

Ann Marie Luttrell
NOTARY PUBLIC

My Commission expires: 11-3-15

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

QUITCLAIM DEED

I/We, **William M. Colson a/k/a Bill Colson, and wife, Katherine L. Colson a/k/a Kay Colson,** hereby Quitclaims all of rights, title and interest to **William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, with full power to transfer and convey by either Trustee without the joinder of any beneficiary,** their Successor Trustees 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 improved properties known as Tract No. 1: 2008 Beech Avenue, 2010 Beech Avenue, 2012 Beech Avenue and 2014 Beech Avenue, Nashville, TN 37204.

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

And now **William M. Colson a/k/a Bill Colson, and wife, Katherine L. Colson a/k/a Kay Colson,** 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 Katherine Little Colson, Trustees of the Colson Family Trust, with full power to transfer and convey by either Trustee without the joinder of any beneficiary,** their Successor Trustees 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 22nd day of July, ~~2014~~ 2015.

William M. Colson

Katherine L. Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William M. Colson a/k/a Bill Colson, and wife, Katherine L. Colson a/k/a Kay Colson,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) they bargainor, and as such he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, ~~2014.~~ 2015

NOTARY PUBLIC

My Commission Expires: 11/3/15

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

EXHIBIT "A"

TRACT No. 1: 2008 Beech Avenue, Nashville, TN 37204
(10510017200)

Land in Davidson County, Tennessee, being the northerly part of Lot No. 104 on the Map of Waverly Place, as of record in Book 57,page 95, said Register's Office.

Said part of Lot No. 104 fronts 65 feet on the easterly side of Beech Avenue and runs back 173 1/2 feet on the northerly line 184 feet, more or less, on the southerly line, to an alley in the rear on which it measures 65 feet.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from JB Partners, a Tennessee general partnership, of record in Instr. No. 20100921-0074961, Register's Office for Davidson County, Tennessee.

TRACT No. 2: 2010 Beech Avenue, Nashville, TN 37204
(10510017100)

Being the Southerly 75 feet of Lot No. 104, Waverly Land Company's Plan of Lots, as shown by plat of record in Book 57, page 95, of the Register's Office of Davidson County, Tennessee, to which plat 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 George E. Guinn of record in Instr. No. 20000405-0034160, Register's Office for Davidson County, Tennessee.

TRACT No. 3: 2012 Beech Avenue, Nashville, TN 37204
(10510017000)

Being the North 50 feet of Lot No. 103 on the Waverly Land Plan of Lots as of record in Book 57, page 95, Register's Office for Davidson County, and described according to a survey made by Geo. W. Watkins, Surveyor, date April 26, 1969, as follows:

Said part of said Lot fronts 50 feet on the easterly side of Beech (Beach) Street and extends back 187.6 feet on the northerly line and 192.2 feet on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Mattie R. Reavis of record in Book 4333, page 597, Register's Office for Davidson County,

Tennessee and being part of the same property conveyed to William M. Colson by Quitclaim Deed from Katherine L. Colson of record in Book 6858,page 458, said Register's Office.

TRACT No. 4: 2014 Beech Avenue, Nashville, TN 37204
(10510016900)

Land in Davidson County, Tennessee, being the northerly 55 feet of the southerly 110 feet of Lot No. 103 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 103 fronts 55 feet on the easterly side of Beech Avenue and runs back 192 feet more or less on the north line and 197 feet more or less on the south line, to an alley and shows 55 feet on said alley.

Being the same property conveyed to Bill Colson and wife, Kay Colson by deed from Brenda Joyce Reid Duff and husband, LeRoy T. Duff of record in Book 8257, page 28, Register's Office for Davidson County, Tennessee.