File By
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 13:51 4 pgs
Fees:22.00 Taxes:0.00
20150724-0073049

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:
10510014200
09316016300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert L. Colson
AFFIANT

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

Ann Marie Luttrell
NOTARY PUBLIC

My Commission Expires: 11-3-15

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

QUITCLAIM DEED

I/We, **Katherine L. Colson and husband, William M. 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: 815 Acklen Avenue, Nashville, TN 37203 and TRACT NO. 2: 124 Fairfield Avenue, B, Nashville, TN 37210.

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

And now **Katherine L. Colson and husband, William M. 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.

Katherine L. Colson

Katherine L. Colson

William M. Colson

William M. 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 **Katherine L. Colson and husband, William M. Colson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) they bargainor, and as such they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the ~~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

EXHIBIT "A"

TRACT NO. 1: 815 Acklen Avenue, Nashville, TN 37203
(10510014200)

Land in Davidson County, Tennessee, being a part of Lot No 106 on the Map of Waverly Land Company's plan of lots called "Waverly Place", as of record in Book 57 page 95, said Register's Office, described according to a survey of Barge, Waggoner & Sumner, dated 4/14/70, and updated in a survey made by John Kohl, dated 11/22/71, as follows:

Beginning at an iron pin in the southerly margin of Acklen Avenue, said iron pin being 143.60 feet easterly with the margin of said avenue along a curve from an iron pin being the corner of the property belonging to Mrs. Mamie E. Garard and the property conveyed to Ronald S. Zeitlin by deed of record in Book 4474, page 465; thence around a curve in the right having a radius of 25.00 feet southeasterly 42.70 feet to a point in the western margin of Beech Avenue; thence along said margin of said

avenue, southerly 210.50 feet to an iron pin; the beginning of a curve to the right; thence around said curve having a radius of 15.00 feet, a distance of 22.18 feet to an iron pin in the northerly margin of an alley; thence with the margin of same westerly 17.34 feet to a point; thence leaving said alley northerly 250.00 feet, more or less, to a point in the southerly margin of Acklen Avenue; thence along said margin of said avenue easterly 31.32 feet to an iron pin, the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Sylvester Daniels and wife, Myrtle Daniels of record in Book 5013, page93, Register's Office for Davidson County, Tennessee. Further being part of property conveyed to Katherine L. Colson by Quitclaim Deed from William M. Colson of record in Book 6856, page 463, said Register's Office.

TRACT NO. 2: 124 Fairfield Avenue, B, Nashville, TN 37210 (09316016300)

Land in Davidson County, Tennessee, being part of the Kocsis Property in South Nashville, described according to a survey by James L. Murphy, Jr. & Company, dated 1/10/66, as follows:

Beginning at a point in the westerly margin of Fairfield Avenue; thence 111.20 feet in a westerly direction along the southerly margin of the Interstate 40 right-of-way to a point; thence leaving said right-of-way margin and running 108.41 feet in a southerly direction to a point in the northerly margin of Green Street; thence 88.08 feet in an easterly direction along said margin to a point; thence 32.03 feet in a northeasterly direction around a curve to a point in the westerly margin of Fairfield Avenue; thence 47.33 feet in a northerly direction along said margin to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Bernita Kirshner Brown and Roslyn Kirshner Lavine of record in Book 5168, page 354, Register's Office for Davidson County, Tennessee. Further being part of property conveyed to Katherine L. Colson by Quitclaim Deed from William M. Colson of record in Book 6856, page 463, said Register's Office.