File Exp
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 13:52 4 pgs
Fees:22.00 Taxes:0.00
20150724-0073050

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:
Tract 1: 08202001300
Tract 2: 08106034000
Tract 3: 08116071300

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 ~~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 and wife, Katherine L. 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 1: 108 Lotta Avenue, Nashville, TN 37207, Tract 2: 2311 Clarksville Highway (Pike), Nashville, TN 37208 and Tract 3: 931 Jackson Street, Nashville, TN 37203.

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

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

NOTARY PUBLIC

My Commission Expires: 11-3-15

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

TRACT NO. 1: 108 Lotta Avenue, Nashville, TN 37207

Being Lot No. 4 on the Plat of a subdivision of the J. W. Christian 3 acre tract, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. (Acreage not warranted)

Being the same conveyed to William M. Colson and wife, Katherine L. Colson by Deed from Springleaf Financial Services, Inc. a Deleaware corporation, formerly American General Financial Services, Inc. of record in Instr. No. 20110815-0062871, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: 2311 Clarksville Highway, Nashville, TN 37208

Being a part of Lot No. 16 in the plan of the Nichol property, of record in Book 31,page 603, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point a 100 feet north of the Wesley Hyde line and 136 feet from the center of 27th Avenue North, runs thence North parallel with said 24th Avenue North, to the middle of the New Bridge Road; thence southwest with the middle of the New Bridge Road to the west line of the Olen Godsmark or L. O. Moore property; thence with said line South to a point 100 feet north of the Wesley Hyde line; thence West 54 feet to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Hugh Binkley, Jr., Billy Binkley, Mildred Biggs and Christine McGown, heirs to the Estate of Versie Binkley of record in Book 6318, page 811, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: 931 Jackson Street, Nashville, TN 37203

Being Lot No. 1 and westerly 11 feet of Lot No. 2, Block "A" in the Plan of Bransford Realty Company's North Hill Subdivision, of record in Plat Book 332, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 1 and part of Lot No. 2 front together 35 feet on the southerly side of Jackson Street and run back between parallel lines with the easterly margin of 10th Avenue North, 100 feet to an alley.

Being the same property conveyed to William M. Colson by Trustee's Deed from Harold Reeves, Trustee, of record in Instr. No. 20010130-0009081, Register's Office for Davidson County, Tennessee.