File Box
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 13:55 4 pgs
Fees:22.00 Taxes:0.00
20150724-0073055

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:
07114037700
07114037600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert D. 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 15 & 17 Richardson Avenue, Nashville, TN 37207.

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 Katherine L. Colson** 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: 15 Richardson Avenue, Nashville, TN 37207
(07114037700)

Land in Davidson County, Tennessee, being Lot No. 2, on the Map of J. W. Christian's Subdivision of a 3-acre tract, as shown on Plat of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Old Hickory Credit Union of record in Book 8596, page 938, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: 17 Richardson Avenue, Nashville, TN 37207
(07114037600)

Land in Davidson County, Tennessee, being Lot No. 3, on the Map of J. W. Christian's Subdivision of a 3-acre tract, as shown on Plat of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from John A. Dabbs and wife, Martha Ann Dabbs of record in Instr. No. 20020815-0099052, Register's Office for Davidson County, Tennessee.