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 5 pgs
Fees:27.00 Taxes:0.00
20150724-0073056

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:
07114036200
07114036100
07114036000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert P. Colson
AFFIANT

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

Ann Marie Luttrell
NOTARY PUBLIC

My Commission Expires: 4-3-15

ANN MARIE LUTTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MISSION EXPIRES: 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 96, 98, & 102 Auction Way, 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 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
OF
TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

EXHIBIT "A"

TRACT NO. 1: 96 Auction Way, Nashville, TN 37207
(07114036200)

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Mays Street, formerly Caver Avenue, 181.72 feet, more or less, westerly from the center of North First Street, formerly Dickerson Pike, said point being the northwest corner of a tract of land conveyed to M. G. Walker and wife, by deed from J. W. Webb and wife, of record in Book 785, page 469, said Register's Office; thence with Walker's western boundary line, southwardly 99 feet to a point, 181.72 feet, more or less, westerly from the center of North First Street; thence westwardly and parallel with said Mays Street 60 feet to a point in the eastern boundary line of Lot No. 33 on the Map of T. C. Petri's Addition as of record in Book 57, page 145, said Register's Office; thence with the eastern boundary line of said Lot No. 33, northwardly passing the northeast corner of said lot, in all 99 feet to a point in the southerly margin of Mays Street; thence in the southerly margin of Mays Street, eastwardly, 60 feet to the beginning.

Being the same property conveyed to William M. Colson and wife Katherine L. Colson, by deed from Michael W. Nelson and wife, Bonnie C. Nelson of record in Book 5305, age 287, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to William M. Colson by Quitclaim Deed from Katherine L. Colson of record in book 6856, page 458, said Register's Office.

TRACT NO. 2: 98 Auction Way, Nashville, TN 37207
(07114036100)

Lad in Davidson County, Tennessee being Lot Nos. 32, 33 and the easterly 31 feet of Lot No. 31 on the Map of T. C. Petri's Addition as of record in Book 57, page 145, said Register's Office described as follows:

Said Lots and part of Lot adjoin and front together 103 feet on the southerly side of Carver Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to William M. Colson and wife Katherine L. Colson, by deed from Michael W. Nelson and wife,

Bonnie C. Nelson of record in Book 5305, age 285, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to William M. Colson by Quitclaim Deed from Katherine L. Colson of record in book 6856, page 458, said Register's Office.

TRACT NO. 3: 102 Auction Way, Nashville, TN 37207
(071140360000

Land in Davidson County, Tennessee, being Lot No. 30 and the West 11 1/2 feet of Lot No. 31, on the Map of T. C. Petri's Addition of record in Book 57, page 145, said Register's Office, described as follows:

Said Lot and part of said lot adjoin and front together 56 feet on the south side of Carver Avenue and run back between parallel lines, along the east margin of Lotta Avenue, 160 feet to an alley in the rear.

Being the same property conveyed to William M. Colson and wife Katherine L. Colson, by deed from Icie B. Adams of record in Book 5602, age 313, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to William M. Colson by Quitclaim Deed from Katherine L. Colson of record in book 6856, page 458, said Register's Office.