WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. McCormick	John D. McCormick	087-00-0039.00
(NAME)	(NAME)	
6040 Hagars Grove Pass	6040 Hagars Grove Pass	Davidson County DEEDWARR Recvd: 11/18/15 09:25 4 pgs Fees:23.00 Taxes:59.20 **20151118-0116801**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Colson Family Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John D. McCormick and wife, Lois P. McCormick**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described to-wit:
Beginning at an iron spike in the center line of Old Lebanon Dirt Road at the intersection of the center line of New Hope Road, now closed, said spike being 61.5 feet south of a concrete monument, set at the southeast corner of the cemetery lot of which monument is in the west margin of Old Lebanon Dirt Road; thence with the center line of said New Hope Road, as closed, South 1 degrees West 361 feet to a spike near the margin of New Hope Road; thence westerly 150 feet, more or less, passing through New Hope Road to a point in the center line of Old Lebanon Dirt Road, said last call being along the north line of the property that was conveyed to W. A. Wright and wife, by deed from T. H. Peek, of record in Book 2739, Page 61, said Register's Office; thence along with the center line of Old Lebanon Dirt Road, North 20 degrees East 356.5 feet to the point of beginning, excluding however, any and all land that may be within the bounds of any public road or highway.

Said property is also described according to an unrecorded new survey by C. Michael Moran, R.S. #970, 245 Noah Drive, Franklin, TN 37064, described as follows:

Property located in the old 4th, now the 2nd Civil District of Nashville Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old concrete monument located on the northerly margin of North New Hope Road; said monument being a corner of New Hope Meadows, Phase II, of record in Book 6900, Page 724, said Register's Office; said monument also being located in the rear boundary line of Lot No. 91; thence with said margin of North New Hope Road and in a northwesterly direction of a curve to the left having a radius of 140.77 feet, an arc length of 104.16 feet, chord of North 43 degrees 49 minutes 15 seconds West, 101.80 feet to a new iron rod; thence North 64 degrees 01 minutes 03 seconds, West 6.11 feet to a new iron rod; thence in a northwesterly

direction with a curve to the right having a radius of 25 feet, and arc length of 44.40 feet, chord of North 13 degrees 07 minutes 46 seconds 38.79 feet to an iron rod situated in the easterly margin of Old Lebanon Dirt Road; thence, with the said margin of Old Lebanon Dirt Road North 37 degrees 45 minutes 32 seconds East, 245.66 feet to an old concrete monument; said monument being the westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being the rear of Lot No. 86; thence leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II, South 12 degrees 12 minutes 30 seconds West, 316.49 feet to the point of beginning and containing 0.47 acres (17,322 square feet), more or less, per tax assessor's office.

Being the same property conveyed to William M. Colson by Successor Trustee's Deed from Marshall L. Hix, Successor Trustee, dated 12/17/2008, recorded 12/18/2008, of record in Instrument No. 20081218-0121151, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed 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 by Quitclaim Deed from William M. Colson and wife, Katherine L. Colson, dated 07/22/2015, recorded 07/24/2015, of record in Instrument No. 20150724-0073057, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 900 Old Lebanon Dirt Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of November, 2015.

THE COLSON FAMILY TRUST

Katherine Little Colson

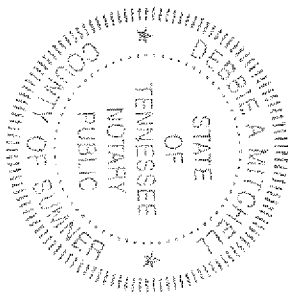
Katherine Little Colson
Settlor and Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Katherine Little Colson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Settlor and Trustee of The Colson Family Trust and that they as such Settlor and Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Settlor and Trustee.

WITNESS my hand and seal this 16th day of November, 2015.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY