SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075749 DEEDWARRSP
Recvd: 08/30/16 13:41 3 pgs
Fees:18.00 Taxes:521.70
20160830-0090814

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Nelson A Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nelson Adonay Torres	Nelson Adonay Torres	04106002700
5898 (NAME)	5898 (NAME)	
~~5902~~ Cain Ridge	~~5902~~ Cain Ridge	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Little Colson, Surviving Trustee of The Colson Family Trust,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nelson Adonay Torres,** hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: 1445 Finnland Drive, Nashville, TN 37207 (improved)

Being Lot No. 6 on the plan of Skyline, Section II, of record in Book 3700, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry A. Drake and wife, Adrina P Drake by deed from Finn Built Homes, Inc. a Tennessee corporation of record in Book 4320, page 836, Register's Office for Davidson County, Tennessee.

TRACT 2: 1459 Finnland Drive, Nashville, TN 37207. (unimproved)

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, License No. 418, dated 10/4/75, as follows:

Beginning at a point, being an iron pin located at North 88 deg. 55' West 1417.00 feet from the original northwest corner in c/l Brick Church Pike; thence South 11 deg. 30' West 585.9 feet to an iron pin; thence North 87 deg. 15' West 545 feet, more or less, along a fence to a corner post; thence North 2 deg. East 265 feet along a fence to a corner post; thence North 88 deg. West 815.0 feet along a fence to a corner post; thence North 1 deg. 30' East 285 feet along a fence to a corner post; thence South 88 deg. 55' East 1455 feet, more or less, along a fence to an iron pin, being the point of beginning, containing 13.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT TRACT OF LAND SOLD OF RECORD IN BOOK 8750, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Michael V. Holmes, Registered Land Surveyor, License No. 213, dated 9/3/92, to-wit:

Beginning at a concrete monument in the southeast corner of Lot No. 8 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, page 46, Registers Office for Davidson County, Tennessee, said monument being on the west right of way of Finnland Drive and being the terminus of said Road; thence South 87 deg. 38' 13" East 26.57 feet to an iron pin in the centerline of Finnland Drive; thence leaving Finnland Drive, South 5 deg. 44' 00" East 288.65 feet to an iron pin in a fence corner; thence with a fence line, North 86 deg. 25' 45" West 730.65 feet to an iron pin in Drake's southwest corner; thence leaving said fence, North 2 deg. 27' 56" West 245.18 feet to an iron pin; thence North 88 deg. 59' 18" East 79.47 feet to a concrete monument, being the southwest corner of Lot No. 8 on the Plan of Skyline Subdivision, also being V. Daryll Morton's line; thence with Morton's south boundary line North 89 deg. 59' 18" East 358.15 feet to an iron pin; thence South 87 deg. 38' 13" East 247.00 feet to the point of beginning, containing 194,733 square feet or 4.47 acres, more or less.

Included in this conveyance is an Easement for ingress and egress to provide the parties, their heirs and assigns, equal access to Finnland Drive. Said easement begins at a concrete monument in the southeast corner of Lot No. 8 in the Skyline Subdivision, Section 2, said point being on the west right-of-way of Finnland Drive; thence South 15 deg. 02' 12" West 50.00 feet to a point; thence South 74 deg. 57' 48" East 50.00 feet to a point; thence North 15 deg. 02' 12" East 50.00 feet to a point; the beginning of a curve to the right having a radius of 275.00 feet and a length of 10.75 feet to a point in the east right-of-way of Finnland Drive; thence with the terminus of Finnland Drive, North 87 deg. 38' 13" West 53.14 feet to the point of beginning.

Being part of the same property conveyed to Jerry Alley Drake and wife, Adrina R. Drake by deed from D. E. Rawls and wife, Alice Maude Rawls of record in Book 5079, page 136, Register's Office for Davidson County, Tennessee.

Jerry A. Drake and Adrina P. Drake having since divorced, Jerry A. Drake conveyed all his interest in both Tract 1 and 2 to Adrina P. Drake in Quitclaim Deed of record in Book 9624, page 463, said Register's Office. Further conveyed to Eddie Greer, Trustee, of record in Instr. No. 20120725-0065292, said Register's Office.

Adrina P. Drake and Jana Drake-Hays, individually and as Attorney-in-fact for Adrina P. Drake Quitclaimed their interest to William M. Colson and Katherine L. Colson of record in Instr. No. 20130906-0094141, Register's Office for Davidson County, Tennessee.
Eddie Greer, Trustee, Quitclaimed his interest to William M. Colson and wife, Katherine L. Colson of record in Inst. No. 20150724-0073038, said Register's Office for Davidson County, Tennessee.
William M. Colson and Katherine L. Colson Quitclaimed Tract 1 and 2 to William Malcolm Colson and Katherine Little Colson, Trustee of the Colson Family Trust of record in Instr. No. 20150724-0073039, said Register's Office.
William Malcolm Colson having died September 20, 2015 leaving Katherine Little Colson as Surviving Trustee.

This property is being sold as is.

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 1445 Finnland Drive, Nashville, TN 37207
1459 Finnland Drive, Nashville, TN 37207

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his assigns, against the lawful claims of all persons claiming by, through or under

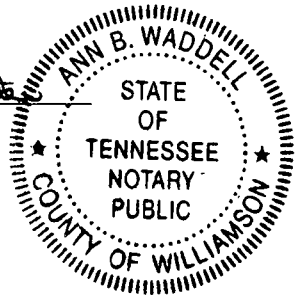
said GRANTOR(S), but not otherwise.

Witness my/our hands this 29th day of August, 2016.

THE COLSON FAMILY TRUST

Katherine Little Colson, Trustee

Katherine Little Colson
Trustee



State of Tennessee
County of Davidson

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 herself to be the Surviving Trustee of Katherine Little Colson, Surviving Trustee of The Colson Family Trust and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee

WITNESS my hand and seal this 29th day of August, 2016.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-076