File Box 24B

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038748 DEEDWARRSP
Recvd: 05/08/17 09:15 2 pgs
Fees:13.00 Taxes:869.50
20170508-0045207

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL 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
Lester C. McClain	Lester C. McClain	09316016300
(NAME)	(NAME)	
1214 Concord Hunt Drive	1214 Concord Hunt Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, as Trustee of the Colson Family Trust, with full power to transfer and convey,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lester C. McClain,** 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:

Land in Davidson County, Tennessee, being (Lot 11 per the Metropolitan Trustee's Office) part of the Kocsis Property in South Nashville, described according to a survey by James L. Murphy, Jr. & Company, dated 1/10/66, as follows:

Beginning at a point in the westerly margin of Fairfield Avenue; thence 111.20 feet in a westerly direction along the southerly margin of the Interstate 40 right-of-way to a point; thence leaving said right-of-way margin and running 108.41 feet in a southerly direction to a point in the northerly margin of Green Street; thence 88.08 feet in an easterly direction along said margin to a point; thence 32.03 feet in a northeasterly direction around a curve to a point in the westerly margin of Fairfield Avenue; thence 47.33 feet in a northerly direction along said margin to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Bernita Kirshner Brown and Roslyn Kirshner Lavine of record in Book 5168, page 354, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Katherine L. Colson by Quitclaim Deed from William M. Colson of record in Book 6856, page 463, Register's Office for Davidson County, Tennessee. Further, being part of 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, of record in Instr. No. 20150724-0073049, said Register's Office.

NOTE: This property is also known as 124 Fairfield Avenue, B, Nashville TN 37210 and 86 Green Street, Nashville, TN 37210.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; to parties in possession and any leases not of record.
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 124 Fairfield Avenue, Nashville, TN 37210
(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 5th day of May, 2017.

The Colson Family Trust

Katherine Little Colson, Trustee

Katherine Little Colson, Trustee

State of Tennessee
County of Williamson

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 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 5th day of May, 2017.

Ann B Waddell

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

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-027