File Box
248

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: T20170063456 DEEDWARRSP
Recvd: 07/25/17 08:50 3 pgs
Fees: 18.00 Taxes: 1137.75
20170725-0074864

ADDRESS NEW OWNER:
Rhonda A. Russell
361 Windhaven Bay
Mt. Juliet, TN 37122

SEND TAX BILL:
Rhonda A. Russell
361 Windhaven Bay
Mt. Juliet, TN 37122
MAP AND PARCEL: 10800013600

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $307,500.00.

Rhonda A. Russell
AFFIANT

Subscribed and sworn to before me this 21st day of July, 2017.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: October 12, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Katherine Little Colson, Trustee of The Colson Family Trust**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto Rhonda A. Russell, a single woman, her heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as: 3346 Bell Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now **Katherine Little Colson, Trustee of The Colson Family Trust**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Rhonda A. Russell, a single woman**, her heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of July, 2017.

THE COLSON FAMILY TRUST

Katherine Little Colson

Katherine Little Colson
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine Little Colson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, Katherine Little Colson, Trustee of The Colson Family Trust, the bargainor, and as such Trustee, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2017.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 12, 2019

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

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Roger H. Fuqua, June 3, 1976, and described as follows to wit:

Beginning at a P. K. nail in the original easterly line of a tract of land conveyed to William Thaxton Boner from J. W. Boner as of record in Deed Book 2599, page 489, Register's Office for Davidson County, Tennessee; this P.K. nail is in the pavement of Pleasant Hill Road, but not in the center of said road; said P.K. being north 4 deg. 54' 23" east, 350 feet from the original southeasterly corner of said Boner Tract and being the northeasterly corner of a tract of land conveyed to Robert L. Tucker from William Thaxton Boner, recorded in Deed Book 4857, page 703, said Register's Office; thence with Tucker's northerly line, north 85 deg. 06' 37" West, 580.80 feet to an iron pin (Tuckers northwesterly corner); thence with Tucker's westerly line, south 4 deg 54' 23" West, 150.0 feet to an iron pin in the north line of a tract conveyed to Robert L. Tucker in Book 3576, page 419, said Register's Office; thence with Tucker's north line, north 85 deg. 07' 58" west, 68.86 feet to an iron pin (common corner Robert L. Tucker and William M Colson); thence with the north line of Colson, north 85 deg. 06' 08" west, 622.98 feet to an iron pin by fence post in J. Murray Milliken, Trustee, easterly line; thence north 2 deg. 0' 00" east, 3.41 feet to a common corner Milliken & Davis, Johnson Tract; thence with the easterly line Davis, Johnson Tract north 3 deg. 48' 39" east 600.77 feet to an iron pin at the southwesterly corner George E. Welch; thence with the southerly line Welch, south 87 deg. 48' 37" east, 518.80 feet to an iron pin in the westerly line of a tract to be retained by Boner; thence with line of Boner, south 2 deg. 11' 23" west, 220.0 feet to an iron pin; thence south 48 deg. 45' 57" east, 217.0 feet to an iron pin; thence south 87 deg. 04' 53" east, 581.20 feet to a P.K. nail in the pavement of Pleasant Hill Road to the original easterly line, J. W. Boner; thence with same along Pleasant Hill Road, south 4 deg. 54' 23" west, 150.00 feet to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine Colson by Deed from William Thaxton Boner and wife, Margaret S. Boner of record in Book 5037, page 599, Register's Office for Davidson County, Tennessee. Further 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 of record in Intr. No. 20150724-0073048, said Register's Office.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; Subject to the rights and claims of parties in possession.