File Box
24B

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 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
James C. DeVault, Jr. Jennifer Meyer DeVault	Wilson Bank & Trust	10800014701
(NAME)	(NAME)	
3009 Real Foot Drive	1475 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	MtJuliet, TN 37122	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine Colson, a single person, (a/k/a Katherine Marie Colson)** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James C. DeVault, Jr. and Jennifer Meyer DeVault,** as husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3330 Bell Road, Nashville, TN 37214
(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 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. 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/our hands this 9th day of August, 2017.

Katherine Colson

BILL GARRETT, Davidson County
Trans:T20170069838 DEEDWARR
Recvd: 08/11/17 13:41 3 pgs
Fees:18.00 Taxes:897.25
20170811-0082600

State of Tennessee
County of Williamson

Personally appeared before me Katherine Colson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of August, 2017.

A B Waddell

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

File No.: 2017-041

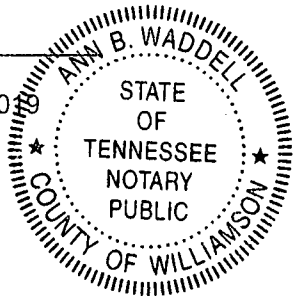


EXHIBIT "A"
LEGAL DESCRIPTION

Being in the 3rd Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Beginning at an iron pin at the southwest corner of the property conveyed to William Arthur Stewart and wife, by deed from Malcolm R. Davis and wife, of record in Book 1279, page 17, Register's Office for said county; thence with said Stewart's western boundary line North 2 deg. 28' East 200 feet to an iron pin in the center of Peasant Hill Road (now Bell Road); thence North 87 deg. 33' West 650.4 feet to an iron pin; thence South 0 deg. 40' West 200 feet to an iron pin the northern boundary line of the property conveyed to C. S. Goodwin by deed from Joseph R. West, Clerk and Master of record in Book 668, page 331, said Register's Office; thence with said Goodwin's northern boundary line North 87 deg. 30' East 643.70 feet to the beginning, containing, 3 acres, more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY conveyed to William M. Colson and wife, Katherine L. Colson by Deed from Robert L. Tucker and wife, Lilburn Tucker of record in Book 7140, page 228, said Register's Office, as follows:

Being a portion of Robert Tucker property lying in the 3rd Civil District of Davidson County, Tennessee, as recorded in Deed Book 3576, page 419, said Register's Office and being more fully described as follows:

Beginning on an iron pin located North 87 deg. 33' 00" West, 386.70 feet from an existing iron pin in the West ROW of Pleasant Hill Road; thence with the fence North 87 deg. 33' 00" West 243.12 feet to an iron pin at the base of fence corner; thence with the fence South 0 deg. 46' 22" West, 200 feet to a corner fence post; thence with the fence South, 88 deg. 17' 34" East 105.40 feet to an iron pin in the fence; thence with a new line and leaving fence, North 36 deg. 02' 36" East, 238.36 feet to the point of beginning, containing 0.795 acres, more or less, as computed area.

Being the same property conveyed to Walter W. Colson and wife, Terri Toy Colson by deed from Robert L. Tucker and wife, Lilburn Tucker of record in Book 7353, page 794, Register's Office for Davidson County, Tennessee. Walter William Colson and Terri Lee Toy Colson having since divorced in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 95D-1047, William W. Colson conveyed his interest to Terri Lee Toy Colson on January 26, 1996, of record in Book 10115, page 786 and again on June 28, 2000, in Instr. No. 20000629-0064738, said Register's Office. Terri Lee Toy Colson, a single person, Quitclaimed her interest to Katherine Colson, a single person, on March 5, 2014, of record in Inst. No. 20140305-0018506, said Register's Office.