Bill Garrett Davidson County
Batch# 60280 DEEDWARR
02/20/2018 11:15:14 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180220-0015878

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 ~~15~~th day of February, 2018

Notary Public
Commission Expires: 11-3-2020

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Matthew White<br>147 Gordon Terrace<br>Nashville, TN 37207 | New Owner | 071-04-0-015.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Perry Colson and wife, Katrise Colson**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Matthew White**

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:

Land in Davidson County, Tennessee, being a part of Lot No. 41 on the map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a pin in the Northerly margin of Gordon Terrace 119.24 feet West of the Southeast corner of Lot No. 41; thence Westerly with said rear line 60 feet to a pin; thence in a Southerly direction 301.3 feet to a pin in the Northerly margin of Gordon Terrace; thence in an Easterly direction with the Northern margin of said Gordon Terrace 60 feet to the beginning.

Being the same property conveyed to Perry Colson and wife, Katrise Colson by Warranty deed from Timothy D. Perkins and wife, Birdie D. Perkins of record in Book 9942, page 992, Register's Office for Davidson County, Tennessee, dated February 05, 1996 and recorded on February 08, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 147 Gordon Terrace, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2018.

Perry Colson

Katrise Colson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Perry Colson and wife, Katrise Colson**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2018.

Notary Public

My Commission Expires: 1-18-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY