

B-ELAM-18-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 64743 **DEEDWARR**
03/02/2018 02:37:39 PM 2 pgs
Fees: $13.00 Taxes: $921.30



20180302-0020002

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Randolph Douglas Colton	**Randolph Douglas Colton**	
(NAME)	(NAME)	**105-16-0-023.00**
502 Waycross Drive	**1108 Clifton Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARA JEAN WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDOLPH DOUGLAS COLTON, A MARRIED MAN** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Waycross Drive; thence Northwardly 190.9 feet to a point in the Southerly margin of TVA Right of Way; thence Northeastwardly with the said right of way 101.7 feet to a concrete monument; thence continuing Northeastwardly with said right of way 33.3 feet to a concrete monument; thence Southeastwardly 109.9 feet to a point; thence Southwardly 185.4 feet to a point in the Northerly margin of Waycross Drive; thence Westwardly with the Northerly margin of Waycross Drive 35.94 feet to the beginning.

Being the same property conveyed to Granville Earl Williams, Jr., et ux Clara J. Williams by Warranty deed from Joe E. Smithson et ux Jane E. Smithson of record in Book 4597, page 134, Register's Office for Davidson County, Tennessee, dated April 24, 1972 and recorded on April 28,E 1972. Final Decree of divorce recorded on May 24, 1985, in Book 6565, Page 181. And further being the same property conveyed to Clara Jean Williams by Warranty deed from Granville Earl Williams, Jr. of record in Book 6672, page 651, Register's Office for Davidson County, Tennessee, dated September 30, 1985 and recorded on October 03, 1985.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2294, Page 486, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Waycross Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 1st DAY OF MARCH, 2018.

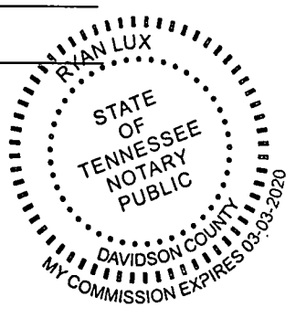
Clara Jean Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARA JEAN WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212