P18-8753-PILK

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-8753-PILK

Karen Y Johnson Davidson County
Batch# 139132 DEEDWARR
09/11/2018 10:21:20 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70

20180911-0089873

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **431,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Colgan		
358 B & 360 Glenrose Avenue	New Owner	106-13-0-064.00 and 106-13-0-065.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alton Ray Lincoln and Scott Thomas Lincoln, Co-Trustees of the Alton Lincoln Revocable Trust u/t/a dated May 1, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Colgan and Susan J. Colgan, 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:

Tract 1:

Land in Davidson County, Tennessee, more particularly described as follows:
The Easterly 50 feet of Lot No. 6-A on the Plan of Glenrose Park Subdivision, as of record in Book 974, Page 98, Register's Office for said County.

Said part of Lot No. 6-A front 50 feet on the North side of Glenrose Avenue and runs back 151.2 feet to a 15 foot alley on which it measures 50 feet.

Being the same property conveyed to Peggy Ray Burklow, an undivided one-half interest in the property by Quitclaim deed from Eula T. Burklow of record in Book 5849, page 367, Register's Office for Davidson County, Tennessee, dated February 05, 1982 and recorded on February 05, 1982, and Affidavit of Heirship recorded on April 12, 2007, recorded in Instrument No. 20070412-0043779.

Being the same property conveyed to Alton Lincoln and wife, Peggy Ray Lincoln and Scott Thomas Lincoln, married, as joint tenants with right of survivorship by Quitclaim deed from Peggy Ray Burklow aka Peggy Ray Lincoln of record in Instrument No. 20070412-0043780 Register's Office for Davidson County, Tennessee, dated April 11, 2007 and recorded on April 12, 2007.

Being the same property conveyed to Alton Lincoln and wife, Peggy Ray Lincoln, as tenants by the entirety by Quitclaim deed from Scott Thomas Lincoln of record in Instrument No. 20140505-0038234 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 05, 2014.

Being the same property conveyed to Alton Ray Lincoln and Scott Thomas Lincoln, Co-Trustees of the Alton Lincoln Revocable Trust u/t/a dated May 1, 2014 by Quitclaim deed from Alton Lincoln of record in Instrument No. 20180403-0031050 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on April 03, 2018.

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Tract 2:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 6 and the Westerly 5 feet of Lot No. 6-A on the Map of Glenrose Park, as of record in Book 974, Page 98, Register's Office for said County.

Said Lot No. 6 and part of Lot No. 6-A front together 55 feet on the Northerly side of Glenrose Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peggy Ray Burklow, an undivided one-half interest in the property by Quitclaim deed from Eula T. Burklow of record in Book 5849, page 369, Register's Office for Davidson County, Tennessee, dated February 05, 1982 and recorded on February 05, 1982, and Affidavit of Heirship recorded on April 12, 2007, recorded in Instrument No. 20070412-0043777.

Being the same property conveyed to Alton Lincoln and wife, Peggy Ray Lincoln and Cherie Denise Lincoln, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Peggy Ray Burklow aka Peggy Ray Lincoln of record in Instrument No. 20070412-0043778 Register's Office for Davidson County, Tennessee, dated April 11, 2007 and recorded on April 12, 2007.

Being the same property conveyed to Alton Lincoln and wife, Peggy Ray Lincoln, as tenants by the entirety by Quitclaim deed from Cherie Denise Lincoln of record in Instrument No. 20140505-0038235 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 05, 2014.

Being the same property conveyed to Alton Ray Lincoln and Scott Thomas Lincoln, Co-Trustees of the Alton Lincoln Revocable Trust u/t/a dated May 1, 2014 by Quitclaim deed from Alton Lincoln of record in Instrument No. 20180403-0031049 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on April 03, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **358 B & 360 Glenrose Avenue, Nashville, TN 37210.**

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 our hands this the 7th day of September, 2018.

Alton Lincoln Revocable Trust u/t/a dated May 1, 2014

BY: Alton Ray Lincoln cotrustee
Alton Ray Lincoln, Co-Trustee

BY: Scott Thomas Lincoln co-trustee
Scott Thomas Lincoln, Co-Trustee

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alton Ray Lincoln, Co-Trustee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott Thomas Lincoln, Co-Trustee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY