WARRANTY DEED

Instr:200007180071000 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:42:54PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $403.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Andrew W. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2000.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Scott	North American Mortgage Company	150-9A-116
(NAME)	(NAME)	
1120 Traceton Circle	4301 Hillsboro Pike	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37216	
(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, John R. Lenac and wife Tracey J. Lenac, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Scott unmarried, 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 Lot No. 270 on the Plan of Forest View Park Section VIII of record in Plat Book 6900, Page 633, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John R. Lenac and wife Tracey J. Lenac, by deed of record in Book 10213, Page 437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of John R. Lenac and wife Tracey J. Lenac by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No. _____~~ being recorded simultaneously herewith.

unimproved ☒
This is improved ☐ property, known as 1120 Traceton Circle, Nashville, TN 37013
(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 hand(s) this 22nd day of June, 2000.

John R. Lenac

John R. Lenac

Tracey J. Lenac

Tracey J. Lenac

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of June, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of John R. Lenac and wife Tracey J. Lenac and who acknowledged that he executed the same as the free act and deed of the said John R. Lenac and wife Tracey J. Lenac, through Power of Attorney granted him by the said John R. Lenac and wife Tracey J. Lenac.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

Notary Public