FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2001.

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: October 9, 2005. 11/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Spray	Columbia National, Incorporated	106-15-27106-15-28
(NAME)	(NAME)	
427 Bunkerhill Drive	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia, MD 21045-6050	
(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, Donald R. Scott and wife Clorine L. Scott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry G. Spray and wife Sherry Hileman Spray, 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, being Lot No.27 on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Page 33 & 34, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald R. Scott and wife Clorine L. Scott by deed of record in Book 4063, Page 19, Register's Office for Davidson County, Tennessee.

Tract 2
Land in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Page 33 & 34, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald R. Scott and wife Clorine L. Scott by deed of record in Book 4490, Page 357, Register's Office for Davidson County, Tennessee.

Tract 3
Being the northerly one-half of Deervale Drive immediately adjacent to Lot 27, Hill-N-Dale Acres, abandoned and vacated by The Metropolitan Government of Nashville and Davidson County, as set out in Ordinance No. 72-244 recorded in Minute Book M-42, Page 166, and as recorded as Instrument No. 20010515-0050149, in the Register's Office for Davidson County, Tennessee. Said abandonment was made subject to such easements, reservation and limitations as set out in Ordinance No. 72-244 incorporated herein by reference at Instrument 20010515-0050149.

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

Davidson County DEEDWARR
Recvd: 05/31/01 13:58 2pgs
Fees:11.00 Taxes:508.75

20010531-0056465

unimproved ☐
This is improved ☒ property, known as 427 Bunkerhill Drive, Nashville, TN 37217
(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 30th day of May, 2001.

Donald R. Scott

Clorine L. Scott

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald R. Scott and wife, Clorine L. Scott the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of May, 2001.

Commission expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9. 2003

Notary Public