WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug 8, 2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/17/04 14:51 2pgs
Fees:13.00 Taxes:608.65

20040317-0030502

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Bryan	New South Federal Savings Bank	Map 75-04
(NAME) 620 Atlanta Drive	(NAME) 2301 21st Ave South	Parcel 106.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37212-4934	
(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,

Billy Donald Scott and Wife, Marcia Alene Scott, Trustees U/A/D dated March 29, 1995, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Robert Bryan, married, 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:**

Being Lot No. 375 on the Plan of TULIP GROVE, Section 6, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 375 fronts 90.0 feet on the Westerly margin of Atlanta Drive and extends back on the Southerly margin of 162.47 feet and 165.43 feet on the Northerly margin to a dead line in the rear which measures 95.78 feet thereon.

Being the same property conveyed to Billy Donald Scott and Wife, Marcia Alene Scott, Trustees U/A/D dated March 29, 1995 by deed from Billy D Scott and wife, Marcia A Scott of record in Deed Book 9634, page 893, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4511, Page 994, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 620 Atlanta Drive, Hermitage, TN 37076

(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 15th day of March, 2004.

Billy Donald Scott, Trustee

Billy Donald Scott, Trustee

Marcia Alene Scott, Trustee

Marcia Alene Scott, Trustee

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Billy Donald Scott and Wife, Marcia Alene Scott, Trustees U/A/D dated March 29, 1995 the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/15/2004

My Commission Expires: Aug. 8, 2004 Lura K. Perry
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number24020522
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122