WARRANTY DEED

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 04/08/04 11:49 2pgs
Fees:13.00 Taxes:462.50

20040408-0040220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Joy Cates	AmSouth Bank	161-11- E-17
(NAME)	(NAME)	
5228 Village Way	P.O. Box 57046	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92619-7046	
(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, I, AVA MARIE SCOTT, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAMELA JOY CATES, AN UNMARRIED PERSON, 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 Unit No. 10 on the Plan of Villages of Brentwood, Phase VIII, Section I, of record in Plat Book 6500, Page 977, amending Plat Book 6200, Page 769, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ava Marie Scott, unmarried, by deed from Elizabeth M. Brehmer, dated September 30, 1993, of record in Book 9110, Page 287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by Grantee(s) herein; (b) Charter of record in Book 6158, Page 352; (c) Restrictive covenants of record in Book 7231, page 789, Book 7582, page 818, Book 8507, page 831, Register's Office for Davidson County, Tennessee; and (3) all matters on the plan of record in Book 6900, Page 977, amending Book 6200, Page 769, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5228 Village Way, Nashville, TN 37211

(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 hand this 31st day of March, 2004.

AVA MARIE SCOTT

Ava Marie Scott by Kevin D. Montgomery, Atty In Fact

BY: Kevin D. Montgomery
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Montgomery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Ava Marie Scott, an unmarried person, the bargainor, and who acknowledged that they/he/she executed the same as the free act and deed of Ava Marie Scott.

Witness my hand and Official seal on this 31st day of March, 2004.

Comm. Expires: 5/23/06

Brenda S. Lane
Notary Public

