File No. 250401058

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 14:56 2 pg:
Fees:13.00 Taxes:712.25
20050503-0049395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Lane Scoggin	New Owner	Map 187-9-0
(NAME)	(NAME)	
4920 Siener Court		Parcel 104.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Jeffrey Robertson and wife, Melinda Robertson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Lane Scoggin, unmarried,** HEREINAFTER CALLED THE GRANTEES, his 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 all of Lot No. 49, on the Final Plat of New Hope Estates, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffrey Robertson and wife, Melinda Robertson by Warranty Deed dated November 21, 1996 of record in Book 10269, Page 720, Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water Utility District of record in Book 8111, Page 567; Sanitary Sewer Easement as referenced in Book 9550, Page 330; Sanitary Sewer Easement of record in Book 10208, Page 744; Storm Sewers and/or Sanitary Sewer Easement of record in Book 6909, Page 840; Easement Agreement of record in Book 7216, Page 477, as corrected in Book 8111, Page 562; Private Road Easement of record in Book 221, Page 384; all matters shown on plat of record in Plat Book 9700, Page 101, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 4920 Seiner Court, 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, his 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, his 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 29th day of April, 2005.

Jeffrey Robertson

Melinda Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeffrey Robertson and Melinda Robertson, 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 Hermitage, Tennessee, this 29th day of April 2005

Notary Public
My Commission Expires:

(seal)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

File Number: 250401058

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy.; Suite 1C
Hermitage, TN 37076