Record in Davidson County - Tax pd in Wilson County

File No. 250500361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,800.00

Charles R Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2005

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2007
(AFFIX SEAL)

Laura A. Moore Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
201 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/30/05 14:47 2 pgs
Fees:12.00 Taxes:0.00
20050630-0075568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ray Scott	JPMorgan Chase Bank, N.A.	Map 52F Group D Parcel 36
(NAME) 4709 Teton Drive	(NAME) 4473 Lebanon Pike	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Hermitage, Tennessee 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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
Walter D. Sauls, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Charles Ray Scott, Married and Theresa Lynn Scott, Married, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson and Wilson county, Tennessee, being Lot No. 511 on the Plan of SHERWOOD FORESET, Section SIX, as of record in Plat Book 4955, Page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Walter D. Sauls, unmarried by deed from Debora June Smith Addis and husband, Robert A. Addis of record in Davidson County in Deed Book 11614, page 659 and Wilson County in Deed Book 451, page 438 and Re-recorded in Deed Book 451, page 623, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5205, Page 735; Book 5206, page 578, Register's Office of said County.

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 4709 Teton Drive, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of June, 2005.

Walter D. Sauls, by

Walter D. Sauls,
By: Tonya Palmer,
Attorney in fact

Tonya Palmer, atty. in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tonya Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Walter D. Sauls, unmarried, as his Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, ~~Davidson~~ County, Tennessee, and In Book 1118, page 2377 Register's Office, Wilson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Walter D. Sauls, unmarried, under said Power of Attorney.

Witness my hand at office this 7th day of June, 2005.

Commission expires: April 7, 2009.

Laura A. Moore
Notary Public

File Number: 250500361

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore
State of Tennessee Notary Public
Sumner County

BK/PG:1118/2378-2379

05265675

2 PGS : AL - DEED	
DARLA BATCH: 61961	
06/17/2005 - 09:05 AM	
VALUE	129800.00
MORTGAGE TAX	0.00
TRANSFER TAX	480.26
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	493.26

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD
REGISTER OF DEEDS