WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/05 14:50 2 pgs
Fees:13.00 Taxes:4494.25
20050720-0084464

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,214,663.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scott	New Owner	**130-10-112**
(NAME)	(NAME)	
4418 Georgian Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Patrick A. Ruth and wife, Diane Ruth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Scott and wife, Judith Scott**, 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:

LAND in Davidson County, Tennessee, in the 7th Civil District being Lot No. 14 of Block 3, Section 10, on the Plan of Belle Meade Subdivision of part of Block "D", Belle Meade Subdivision No. 2 of record in Book 3300, pages 41 and 42, Register's Office for said County, described as follows:

Beginning at an iron pin on the northerly margin of Georgian Place at the corner of Lots 14 and 15; thence with said Place, westwardly 146.7 feet, passing a concrete monument at 123.7 feet, to an iron pin at the southeast corner of a lot marked "Reserved"; thence with the easterly line of said reserved lot, northwardly 278.5 feet to a concrete monument, witness line; continuing in the same direction 45 feet, more or less, to the center of Richland Creek; thence with the center of said Creek, eastwardly 280 feet, more or less, to the northwest corner of Lot No. 15; thence with the westerly line of said Lot No. 15, southwardly 50 feet to an iron pin, witness line, continuing in the same direction 249.9 feet, in all 299.5 feet, to the beginning.

BEING the same property conveyed to Patrick A. Ruth and wife, Diane Ruth by deed from Sallie H. Read of record in Book 8322, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4418 Georgian Place, Nashville, TN 37215**
(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 our hands this 19th day of July, 2005.

Patrick A. Ruth

Diane Ruth

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 Patrick A. Ruth and wife, Diane Ruth, the bargainors, 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 Nashville, Tennessee this 19th day of July, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215



My Commission Expires JULY 21, 2007