Davidson County DEEDWARR
Recvd: 10/07/05 11:19 2 pgs
Fees:13.00 Taxes:724.83

20051007-0121310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Timothy S. Scully	Cumberland Bank	092-13-0
245 35th Avenue, North	810 Crescent Centre Drive #320	GROUP
Nashville, Tennessee 37209	Franklin, Tennessee 37067	PARCEL 381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand Nine Hundred Dollars and Zero Cents ($195,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Susan A. Henderson, a single person, and Clifford W. Foster, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy S. Scully and wife, Maureen A. Scully, 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. 164 on the Plan of Hortense Place of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jacqueline Hughes and Susan Henderson, both unmarried, as tenants in common, by deed dated June 2, 2004, from Curtis Joe Majors of record as Instrument No. 20040607-0067068 in the Register's Office for Davidson County, Tennessee; the said Jacqueline Hughes having since conveyed her interest in subject property to Clifford W. Foster by Quitclaim Deed dated December 16, 2004, of record as Instrument No. 20050105-0001847 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 245 35th Avenue, North, Nashville, Tennessee 37209

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 5th day of October, 2005.

Susan A. Henderson

Clifford W. Foster

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Susan Henderson and Clifford W. Foster, 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 5th day of October, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee