File No. 250901277

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Jayne Workman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2005.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/10/05 10:07 2 pgs
Fees:13.00 Taxes:425.50
20051110-0136286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayne Workman	Jayne Workman	38-00-0 44.00
(NAME)	(NAME)	
3714 Central Ave.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37215	,	
(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, John Scott, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jayne Workman, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, BEING Tract No. 3 as described according to a survey by G. Barry Greer, Surveyor, dated February 17, 1971, as follows: Beginning at a point in the center of Eaton's Creek Road, said point being 308.6 feet south of the southerly line of the property conveyed to Herman I. Ingram and Wife, of record in Book 3284, Page 577, Register's Office for said County; thence 87 deg. 30' east 870 feet, more or less, to a point; thence south 4 deg. 46' west 166.1 feet to a point ; thence north 87 deg 30' west 814.3 feet to a point on the center of Eaton's Creek Road; thence northwestwardly 173.6 feet to the point of beginning.

Being the same property conveyed to John Scott by deed dated April 7, 2005 and recorded on April 8, 2005, from Christine M. Winter also known as Christine Mae Winter, unmarried of record in Instrument No. 20050408-0039097, Register's Office for said County.

The subject property is under 5 acres and we find no recorded plat which includes all of the property's exact boundaries. A recorded plat may be required before any building permits can be obtained. Any policy will not insure against loss or damage due to the lack of a recorded plat.

Fran Scott joins in this conveyance for the express purpose of conveying all right, title and interest in and to said property, marital or otherwise.

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 5516 Eatons Creek Road, Joelton, TN 37080
(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), I 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), I 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 8th day of November, 2005.

John Scott 11-8-05
John Scott

Fran Scott 11-8-05
Fran Scott

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Scott and Fran Scott the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/08/05

My Commission Expires: 1-23-06 Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250901277

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