WARRANTY DEED

JENNIFER GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-14-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R. Scott	SAME	82-4/37.00
(NAME)	(NAME)	
1013 Gradawn Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062428

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, **I, Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark R. Scott and Richard L. Block**, 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, being the Northerly 21 feet of Lot No. 210 and the Southerly 23 feet of Lot No. 209 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said parts of Lot Nos. 210 and 209 front together 44 feet on the Westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING part of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust as Lot No. 17 by Warranty Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, dated January 22, 1987 and filed of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

Property commonly known as 1116 North 7th Street, Nashville, TN

Davidson County DEEDWARR
Recvd: 09/28/06 10:40 2 pg:
Fees:13.00 Taxes:111.00
20060928-0119988

unimproved ☐

This is improved ☒ property, known as 1116 North 7th Street, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 27th day of September, 2006.

Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust

Mildred W. Davis, Co-Trustee
By: Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Co-Trustee
By: Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2006 at Pleasant View, Tennessee.

Commission expires: 3-14-07

Jennifer Gregory
Notary Public

