Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100067615 DEEDWARR
Recvd: 10/25/10 14:57 2 pgs
Fees:13.00 Taxes:791.80
20101025-0085432

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2010.

Notary Public

My commission expires: April 28, 2014

TARALYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 28, 2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marshall Bruce Felts Peggy L. Felts		Map: 142-14-B
7524 Old Harding Rd	New Owner	Parcel: 11.00CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES BRYANT SCOTT AND WIFE KEYNE SCOTT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHALL BRUCE FELTS AND WIFE PEGGY L. FELTS**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 11 on the Final Plat of Phase I, Section VIII, River Plantation, of record in Book 6900, pages 475-476, said Register's Office, to which reference is hereby made for a more complete description.

Included but Excluding the land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for Right-of-Way Easement of record in Book 9304, Page 604, Register's Office For Davidson County, Tennessee.

Being the same property conveyed to James Bryant Scott and wife, Keyne Scott, by deed from Michael W. Morrison and wife, Mahsheed Gamshad-Morrison, of record in Instrument 20051108-0135199, Register's Office for Davidson County, Tennessee, dated October 25, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7524 Old Harding Rd, Nashville, TN 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2010.

James Bryant Scott

Keyne Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Bryant Scott and Keyne Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of October, 2010.

Notary Public

