# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Mansfield Scott | NEW OWNER | Parcel ID: |
| 24480 Sycamore Ln. | | 01206013000 |
| Elkmont, AL 35620 | | |

FOR AND IN 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

**Estate of Dirl Ivan Scott**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Mansfield Scott and wife, Lois 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:

BEING Lot No. 356, of Block 22, on the Map of Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 66 feet on the easterly side of 28th Avenue North, formerly McLaughlin Street, and runs back between lines, 150 feet on the north line and 150.5 feet on the south line along the north margin of an alley to another alley in the rear on which it measures 61 feet.

Being the same property conveyed to Dirl I. Scott by deed from Inez Crutchfield, Executor, Estate of Anna Johnson Simpson, of record in Book 9264, Page 952, dated February 28, 1994, Register's Office for said County. The said Dirl I. Scott died intestate on January 15, 2011, in Davidson County, Tennessee, leaving as Sole Heirs at Law the Grantors herein. Reference is made to Case No. 11P-663, Davidson County, Tennessee Probate Court.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 161, Page 138; and (3) Sewer Easement of record in Book 5711, Page 1, said Register's Office.

Dirl I. SCott and Dirl Ivan Scott being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 912 28th Avenue North, Nashville, TN 37208

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 my hand this 22nd day of November, 2011.

Estate of Dirl Ivan Scott

BY: Tanya Wilkes
Administratrix

BILL GARRETT, Davidson County
Trans:T20110074140 DEEDWARR
Recvd: 11/23/11 09:16 2 pgs
Fees:13.00 Taxes:111.00
20111123-0091661

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 Tanya Wilkes, Administratrix for Estate of Dirl Ivan Scott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Administratrix of Estate of Dirl Ivan Scott and as such Administratrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.