WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120041476 DEEDWARR
Recvd: 06/06/12 07:43 2 pgs
Fees: 13.00 Taxes: 1244.89
20120606-0049131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,458.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
William Stuart Scott	new owner	104120214.00
(NAME)	(NAME)	
942 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Cromwell Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Stuart Scott, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 8 on the map of Lenox Place, as of record in Book 161, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed dated October 16, 1997 to Cromwell Properties, LLC from Johnnie Morris McCollom and Malinda P. McCollom, of record in Book 10653, Page 351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS ON THE PLAN OF LENOX PLACE OF RECORD IN PLAT BOOK 161, PAGE, 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD AND SUBJECT TO THE TERMS OF THOSE CERTAIN LEASES CURRENTLY AFFECTING HEREIN DESCRIBED PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2101 18th Ave. South, Nashville, TN 37212

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 25th day of May, 2012.

CROMWELL PROPERTIES, LLC

By:_____
Aubrey Hiam, Authorized Signor on behalf
of Cromwell Properties, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signor** of **Cromwell Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Authorized Signor** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Authorized Signor**.

WITNESS my hand and seal this 25th day of May, 2012.

My Commission Expires:
3-3-2014

_____
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115