WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041478 DEEDWARR
Recvd: 06/06/12 07:45 2 pgs
Fees:13.00 Taxes:1244.68
20120606-0049133

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Stuart Scott	new owner	10416004700
(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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the easterly half of Lot No. 142 on the Plan of Belmont Land Company's Plan of Lots, called Belmont Heights, as shown on plat of record in Plat Book 421, Page 34, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 142 fronts 50 feet on the northerly side of Blair Avenue or Boulevard, and runs back 154 feet on the easterly line and 150 feet, more or less, on the westerly line to the southerly line of Lot No. 140, measuring 50 feet thereon.

Being the same property conveyed by Quitclaim Deed dated June 26, 1995, to Cromwell Properties, LLC from Scott B. Thomas, of record in Book 9720, Page 190, 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 SET FORTH ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, OF RECORD IN PLAT BOOK 421, PAGE 34, 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 1702 Blair Blvd., 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

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:
March 03, 2014

_____
Notary Public, Deanie L. Gregory

Return To:

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

