WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036908 DEEDWARR
Recvd: 05/03/13 09:47 2 pgs
Fees:13.00 Taxes:170.20

20130503-0044735

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9·12·16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santiago De La Rosa	Santiago De La Rosa	15000014000
(NAME)	(NAME)	
1106 Lipscomb Drive	1106 Lipscomb Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kim Bohan and Chris Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Santiago De La Rosa, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of the southeasterly part of Lot No. 7 on the Map of the Division of John Pope Estate, as of record in Minute Book "R", page 351, Circuit Court for said County, and described according to a survey by E. Davis, McKissack & McKissack, Inc., dated June 24, 1959, as follows:

Beginning at a post in the southerly margin of Mt. View Road, in the north line of Scott and Painter land; thence along the southerly margin of Mt. View Road 304 feet to an iron pin; thence in a southeasterly direction 282 feet to an iron pin in the north line of Scott and Painter land; thence north 89 degrees 46' west 427 feet to the beginning.

Being the same property conveyed to Jean Mason Scott by Deed from Gary Ray Talley et ux Jo Ann Talley, dated 07/29/1977 and filed for record on 08/17/1977 in Book 5185, Page 414, Register's Office for Davidson County, Tennessee.

The said Jean Mason Scott died testate on 2/11/2012 devising subject property to Kim Bohan, Chris Scott and Eric Scott as evidenced by the Last Will and Testament of Jean Mason Scott filed in Docket No 12P491, in the Probate Court Clerk's Office for Davidson County.
The said Chris Scott and C.B. Scott are one in the same person.

Ralph Glenn Scott, father of the said Eric Scott died in June of 1983. The said Eric Scott died intestate on March 14, 2009 unmarried and without issue, leaving Kim Bohan and Chris Scott his sole heirs at law.

All matters as set forth on the plat of record in Minute Book R, Page 351, Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6154 Mount View Road, Antioch, TN 37013-1101
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 22nd day of March, 2013.

Kim Bohan

Chris Scott

State of Tennessee
County of Wilson

Personally appeared before me Kim Bohan and Chris Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122