BILL GARRETT, Davidson County
Trans:T20130037398 DEEDWARR
Recvd: 05/06/13 10:18 2 pgs
Fees:13.00 Taxes:688.20
20130506-0045283

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2013.

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. McKinley		098 06 0A 023.00CO
(NAME) 1536 Goldfinch Circle	(NAME) Same	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Lurlene Scott**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah A. McKinley, unmarried**, 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: * unmarried

Land in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Phase I-Section A, Bridgewater, as of record in Instrument No. 20051104-0133897 and corrected in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lurlene Scott by Warranty Deed from Aldi Inc. dated December 28, 2009 of record in Instrument No. 20091228-0117620, Register's Office of Davidson County, Tennessee. Barrett K. Scott is signing this instrument to release any marital rights he may have as a result of being married to Lurline Scott. The parties were divorced in May, 2009.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1536 Goldfinch Circle, Hermitage, TN 37076

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, has 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 our hands this 19th day of April, 2013.

Witness / Notary

Lurlene Scott

Barrett K. Scott

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, the undersigned authority, **Lurlene Scott and Barrett K. Scott**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2013,

Notary Public

My Commission Expires March 6, 2017

My commission expires: _____

