WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040709 DEEDWARR
Recvd: 05/16/13 08:47 2 pgs
Fees:13.00 Taxes:2117.51

20130516-0049192

STATE OF Virginia
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,300.00

Sandler + Shana Passman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2013.

Julia P. Garrett
Notary Public

MY COMMISSION EXPIRES: July 31, 2015
(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
David H. Scott	David H. Scott	11703015000
(NAME)	(NAME)	
2113 Sharondale Drive	2113 Sharondale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1211	Nashville, TN 37215-1211	
(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, **Shana Levy Passman and husabnd, Sandler Passman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David H. Scott, a single 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of 2113 Sharondale, a Re-Subdivision of Lot 12, Sharondale Heights of record in Instrument No. 20081090102523, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shana Levy Passman and husband, Sandler Passman by Deed from Kristen L. Bethell and Lance A. Bethell, wife and husband, dated 07/27/2010 and filed for record on 08/02/2010 in Instrument 201008020060306, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200810090102523, said Register's Office.

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 2113 Sharondale Drive, Nashville, TN 37215-1211
(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 10 day of May, 2013.

Shana Levy Passman

Sandler Passman

State of Virginia
County of Hedrico

Personally appeared before me Shana Levy Passman and Sandler Passman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2013.

Notary Public
My Commission Expires: July 31, 2015

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