WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130086176 DEEDWARR
Recvd: 10/04/13 14:36 2 pgs
Fees: 13.00 Taxes: 462.13
20131004-0104711

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Veonnie Bichan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Lisa Sheppard
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catarina V. Blitz	CUCORP, INC	
(NAME) McCall 86 Mccall Street	(NAME) 1400 8th Avenue South	13304001900
(ADDRESS) Nashville, TN 37211-3010	(ADDRESS) Nashville, TN 37203	
(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, I, **Eulalia M. Scott**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Catarina V. Blitz, a single woman**, hereinafter called the GRANTEE(S), her 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. 139 on the plan of Glencoe Acres, Section One, of record in Plat Book 1835, Pages 136-138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being the same property conveyed to Buford Scott Jr. and wife, Eulalia M. Scott by Deed from R.W. Cravens and wife, Inez Cravens, dated 05/30/1955 and filed for record on 05/31/1955 in Book 2401, Page 255, Register's Office for Davidson County, Tennessee. **The said Buford Scott Jr. predeceased his wife Eulalia M. Scott as the fee simple owner of the subject property as the surviving tenant by the entirety.**

Eulalia M. Scott a/k/a Eulalia B. Scott

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per Plat Book 1835, Page 136, Plat Book 1835, Page 137, Plat Book 1835, Page 138, 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 McCall 86 ~~Mccall~~ Street, Nashville, TN 37211-3010
(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), her 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), her 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 my hand this 27th day of September, 2013.

Eulalia M. Scott by James P. Scott, Attorney-In-Fact

State of Tennessee
County of Rutherford

On this 27th day of September, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James P. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Eulalia M. Scott, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20131004010 4697 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of September 2013.

Notary Public
Commission Expires: 10-19-13

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet TN 37122