# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**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 |
|---|---|---|
| Raymond S. Yan | **SAME AS NEW OWNER** | 175-00-0-017.00 |
| (NAME) | (NAME) | |
| **2479 Murfreesboro Pk, Ste.** | **312** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130099707 DEEDWARR
Recvd: 11/25/13 13:41 2 pgs
Fees:13.00 Taxes:203.50
20131125-0120933

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, **T. E. Scott, Juanita Shamblin, Dennis J. Scott, Danice J. Scott-Martin, Loriann Hukill and Susan Johnna Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Raymond S. Yan and wife, Rebecca Chua Yan**, 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:

Property lying in the 2nd Civil District, Davidson County, Tennessee. Bounded on the east by the right-of-way of Old Hickory Boulevard, Old State Route 171; on the north by Rebecca Yan, Deed Book 7243, page 417; on the west by W. L. Vaughn, Deed Book 5316, page 100; and on the south by R. E. Lanning, Deed Book 6921, page 800, and W. Messick, Deed Book 5530, page 352, and further described according to a survey made by Galon W. Northcutt, Registered Land Surveyor #1529, dated July 9, 1991, as follows:
Beginning on a concrete highway monument on the west margin of Old Hickory Boulevard, approximately 514.7 feet north of the intersection of Old Hickory Boulevard and what is now Hobson Pike, and being the southeast corner of this tract; thence with the west margin N-9 degrees 04' 47" E, 120.15' to an iron pin set by a steel fence post, the northeast corner of this survey; thence N-84 degrees 04' 04" -W, 618.47' to an iron pin set in a fence line, the NW corner of this trace; thence S-8 degrees 41' 10" -W, 126.36' to an iron pin set inside an iron pipe in the fence row and being the southwest corner of this survey; thence S-84 degrees 38' 44"-E, 617.97' to an iron pin, the southeast corner of this tract and being the point of beginning, containing 1.75 acres more or less.

Being the same property conveyed to J. B. Scott and T. E. Scott, as tenants in common by Deed from E. B. Scott and wife, Laura Mai Scott, dated 08/15/1991 and filed for record on 08/22/1991 in Book 8425, Page 811, Register's Office for Davidson County, Tennessee. The said J.B. Scott having since died on 11/3/1994 leaving Juanita Shamblin, Dennis J. Scott, Danice J. Scott-Martin, Loriann Hukill and Susan Johnna Scott as his sole surviving heirs.

Perpetual Easement for Highway Purposes of record in Book 4088, Page 577, 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 12722 Old Hickory Boulevard, Antioch, TN 37013-2405
(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 20th day of November, 2013.

T.E. Scott

Juanita Shamblin

Dennis J. Scott by Juanita Shamblin his attorney-in-fact

Danice J. Scott-Martin by Juanita Shamblin her attorney-in-fact

Loriann Hukill

Susan Johnna Scott by Juanita Shamblin her attorney-in-fact

State of Tennessee
County of Wilson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T.E. Scott and Juanita Shamblin and Loriann Hukill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and Official seal this 20th day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Juanita Shamblin, 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 Dennis J. Scott, Danice J. Scott-Martin and Susan Johnna 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 No. 20131125-0120930, Instrument No. 20131125-0120931 and Instrument No. 20131125-0120932 Register's Office of Davidson County, Tennessee.
Witness my hand and official seal this 20th day of November, 2013.

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

File No.: 01288-17495
SMG TN Warranty Deed