BILL GARRETT, Davidson County
Trans:T20130105133 DEEDWARR
Recvd: 12/17/13 15:22 2 pgs
Fees:13.00 Taxes:1006.03

20131217-0127556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,900.00

Jimmy Alan Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/7/14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-13-0108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jimmy Alan Johnson	**First Bank**	
(NAME)	(NAME)	
108 Morningview Court	**6131 Shallowford Road, Suite 102**	**042-07-0 048.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Chattanooga, TN 37421**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **THOMAS G. SCOTT AND REBECCA C. SCOTT, TRUSTEES OF THE REVOCABLE SCOTT LIVING TRUST DATED SEPTEMBER 3, 1997,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JIMMY ALAN JOHNSON AND FRANCINE D. JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 33, SECTION TWO, MORNING VIEW SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 99, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS G. SCOTT AND REBECCA C. SCOTT, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE SCOTT LIVING TRUST, DATED SEPTEMBER 3, 1997 BY WARRANTY DEED FROM REBECCA C. SCOTT, RECORDED ON THE 27TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021127-0147248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 99; RESTRICTIVE COVENANTS OF RECORD IN BOOK 2276, PAGE 290; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20011127-0129129 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **108 Morningview Court Madison, Tennessee 37115**
(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 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 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/our hand(s) this 13th day of December, 2013.

The Revocable Scott Living Trust dated September 3, 1997

BY: _____
Thomas G. Scott, Trustee

BY: _____
Rebecca C. Scott, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of December, 2013, before me personally appeared Thomas G. Scott and Rebecca C. Scott, Trustees of The Revocable Scott Living Trust dated September 3, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 13th day of December, 2013.

_____
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212