BILL GARRETT, Davidson County
Trans: T20140001370 DEEDWARR
Recvd: 01/07/14 14:17 2 pgs
Fees: 13.00 Taxes: 481.00
20140107-0001798

This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **14-1000**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **1/06/2014,** by and between **Barbara Sherman, an unmarried individual,** parties of the first part, and **Tyler J Scott, a single man,** party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being the east part of Lot No. 416 on the Map of Edgefield Land Company's 4th Subdivision, of record in Book 57, page 153, Register's Office for Davidson County, Tennessee, a part of an alley in the rear of Lot No. 416, which was closed by City Ordinance No. 57-517 of the ordinances of the city of Nashville; and a part of a reserved strip lying East of Lot No. 416 and East of said alley, as shown on the plan of Shelby Village No. 2 of record in Book 1835, page 48, said Register's Office, and described according to a survey dated September 3, 1960 by Hal R. Swan, Jr., surveyor as follows:

Beginning at a point in the present west margin of Village Court, at an iron pin opposite the easterly corner of Lots No. 415 and 416 of said Edgefield Land Company's Subdivision; thence Westerly along the line of said Lots, if extended, and along said line, 125.6 feet to an iron pin the West margin of Village Court; thence with the margin of the same, northerly 50 feet to the point of the beginning.

Being the same property conveyed to Barbara Sherman, an unmarried person by deed from Barbara West, an unmarried woman and David King, an unmarried man, by and through my lawful Attorney-in-fact, Barbara West, dated 12/29/2009, of record in Instrument Number 20100107-0001598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: all existing easements and restrictions of record

Parcel ID # 09401028200

☒ Improved **606 Village Court, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Barbara Sherman by [illegible] as Atty-in-fact

Barbara Sherman
By: Richard Sherman, Atty-In-Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Barbara Sherman By: Richard Sherman, Atty-In-Fact** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 6th day of January, 2014..

Rebecca T. Carlo
Notary Public

My Commission Expires: 5/8/17

REBECCA T. CARLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Tyler J Scott**

and Address: **606 Village Court, Nashville, TN 37206**

Mail tax bills to
PINNACLE BANK
150 3rd AVE, SOUTH, STE 900
NASHVILLE, TN 37201

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$130,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 6th day of January, 2014..

Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016