WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002258 DEEDWARR
Recvd: 01/10/14 12:09 2 pgs
Fees:13.00 Taxes:802.53

20140110-0002822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

DAVIDSON COUNTY Notary Public Tennessee State AMANDA VAUGHN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Scott	Christopher Scott	Map 82-3
(NAME)	(NAME)	
915 N 5th Street	915 N 5th St	Parcel 52.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RANDALL C MORGAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER T. SCOTT AND JESSI E. SCOTT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the northerly 47 feet of Lot No. 36 and the southerly 7 feet of Lot No. 37, on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 54 feet on the easterly side of North 5th Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Randall C. Morgan by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs filed for record on May 13, 2013 in Instrument No. 20130513-0048124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 82, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **915 N 5th Street, Nashville, TN 37207**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of January, 2014.

Randall C Morgan

Randy Morgan aka Randall C. Morgan

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Randall C. Morgan aka ~~**Randy Morgan**~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2014.

Commission expires:

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014