BILL GARRETT, Davidson County
Trans:T20140022544 DEEDWARR
Recvd: 04/03/14 12:51 2 pgs
Fees:13.00 Taxes:627.15
20140403-0027793

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1162

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rita Scott 737 General George Patton Road Nashville, TN 37221	NEW OWNER	142-9-F-737.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R14-1162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $169,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Kasey L. Adkins, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rita Scott, a married woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 737, together with carport designated No. 737-C, River Plantation, Phase II, Section VIII, as shown on plat of record in Plat Book 6900, pages 514 thru 517, amended in Plat Book 6900, pages 654 thru 657, as established under Master Deed of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete identification and placement of said unit.

Being the same property conveyed to Kasey L. Adkins, unmarried by Warranty Deed from Dorothy L. Evetts, unmarried, dated February 19, 2009, recorded February 24, 2009, in Instrument No. 20090224-0016248, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **737 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2014.**

GRANTOR(S)

Kasey L. Adkins

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 **Kasey L. Adkins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **March, 2014.**

Notary Public

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires: