WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046271 DEEDWARR
Recvd: 06/30/14 10:47 2 pgs
Fees:13.00 Taxes:462.50

20140630-0057005

B-FSBO-14-293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Patricia P. Harrington	**BancorpSouth Bank**	
(NAME)	(NAME)	
2930 Ironwood Drive	**PO Box 3356**	**096-06-0-161.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Tupelo, MS 38803-3356**	
(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, I/we **LEO NORMAN SCOTT, JR., MARRIED AND MARCELLA SCOTT WILLIAMSON, UNMARRIED AND DEBORAH SCOTT TURNER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA P. HARRINGTON, A SINGLE PERSON** 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 No. 74 on the Plan of Cloverhill, Section II of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 100 feet on the easterly line and 174.4 feet on the westerly line to a dead line in the rear on which it measures 30 feet. Said dead line is a broken line.

Being the same property conveyed to Leo N. Scott and wife, Matilda Scott by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 3983, page 724, Register's Office for Davidson County, Tennessee, dated January 26, 1966 and recorded on February 1, 1966. The said Leo N. Scott having since died July 24, 1984. The said Matilda Scott having since died on October 10, 2013, bequeathed said property to Leo Norman Scott, Jr., Marcella Scott Williamson and Deborah Scott Turner by Last Will and Testament of record in Docket No. 13P1855, filed in the Seventh Circuit Court Probate Division for Davidson County, Tennessee. Matilda Scott and Matilda H. Scott being one in the same person. Said property is not and has never been the primary marital residence of the within named grantors.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2930 Ironwood Drive, Nashville, Tennessee 37214**.

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 the 25th DAY OF JUNE, 2014.

Leo Norman Scott Jr
Leo Norman Scott, Jr.

Marcella Scott Williamson
Marcella Scott Williamson

Deborah K. Turner
Deborah Scott Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEO NORMAN SCOTT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2014.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELLA SCOTT WILLIAMSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH SCOTT TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY