BILL GARRETT, Davidson County
Trans: T20140052444 DEEDWARR
Recvd: 07/21/14 13:55 2 pgs
Fees: 13.00 Taxes: 1378.99
20140721-0064526

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bernard E. Ownby	NEW OWNER	142-16-0A-037.00-CO
(NAME)	(NAME)	
917 Whiteheath Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William N. Scott and wife, Jean S. Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bernard E. Ownby and wife, Ashley P. Ownby**, hereinafter called the GRANTEE (S), their heirs and/or 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 Lot No. 37, on the plan of Devon Park, Phase One, as shown on plat of record in Plan Book 5200, Page 670-672, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William N. Scott and wife, Jean S. Scott by A Special Warranty Deed dated 08/15/2002 from Bank of New York, as Trustee of record in Instrument 200208220101474, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 5200, Page 670, Book 5200, Page 671, Book 5200, Page 672, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, said Register's Office.
By-Laws of record in Book 8276, Page 53, said Register's Office.
Easement of record in Book 4594, Page 650, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5258, Page 240, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5258, Page 242, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5258, Page 252, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5258, Page 276, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5459, Page 654, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5473, Page 171, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5473, Page 175, said Register's Office.
Stormwater Detention Agreement of record in Book 6145, Page 252, said Register's Office.
Charter of record in Book 7372, Page 862, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 917 Whiteheath Court, Nashville, TN 37221
(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/or 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/or 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 our hands this 15th day of July, 2014.

William N. Scott

Jean S. Scott

State of Tennessee
County of Williamson

Personally appeared before me William N. Scott and Jean S. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2014.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

