# WARRANTY DEED

BOX 30-3
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer Scott | Cumberland Bank & Trust | |
| (NAME) | (NAME) | 96-9-83 |
| 2707 Lakeland Dr. | 2034 Wilma Rudolph Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Clarksville, TN 37040 | |
| (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, **CHARLES RICKY TROTTER, UNMARRIED, STEPHEN RAY TROTTER, UNMARRIED, VICKY JOYCE TROTTER, UNMARRIED AND TIMOTHY LEE TROTTER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER SCOTT***, 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: *a single woman

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Martinwood Heights, as of record in Plat Book 2133, page 63, Register's Office for said County, to which reference is made for a more complete legal description.

Being the same property conveyed to Peggy J. Trotter, a single person by deed from Gloria Jean Slate, unmarried of record in Instrument No. 20100302-0015732, said Register's Office. The said Peggy J. Trotter has since died testate. Charles Ricky Trotter, Stephen Ray Trotter, Vicky Joyce Trotter and Timothy Lee Trotter are the sole Heirs at Law, pursuant to Affidavit of Heirship of record in Instrument No. 20140808-0071442, said Register's Office. A Small estate Affidavit was filed in the Probate Court for Davidson County, Tennessee (Docket No. 14P-154). This has never been the marital residence for Timothy Lee Trotter.

Jennifer Scott, Jennifer L. Scott and Jennifer Lynn Scott are one and the same person.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 63, said Register's Office; and (c) restrictive covenants of record in Book 2153, page 577, said Register's Office; (d) sewer easement of record in Book 4365, page 682, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2707 Lakeland Dr., Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20140058075 DEEDWARR
Recvd: 08/08/14 09:17 2 pgs
Fees:13.00 Taxes:536.50
20140808-0071443

Witness our hands this 6 day of August, 2014.

Vicky Joyce Trotter, By: Charles Ricky Trotter, Attorney in Fact

Charles Ricky Trotter

Timothy Lee Trotter

Stephen Ray Trotter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Ricky Trotter and Stephen Ray Trotter and Timothy Lee Trotter, the bargainosr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6 day of August, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of August, 2014, before me personally appeared Charles Ricky Trotter, to me known to be the person who executed the foregoing instrument on behalf of Vicky Joyce Trotter and acknowledged that he executed the same as the free act and deed of Vicky Joyce Trotter.

Witness my hand and official seal at Nashville, Tennessee this 6 day of August, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public