Davidson County	DEEDWARR
Recvd: 02/11/15 10:36	3 pgs
Fees:18.00 Taxes:525.40	
20150211-0012666	

Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ryan J. Scott and Elizabeth J. Scott	Movement Mortgage, LLC	052 080 042.00
(NAME)	(NAME)	
1205 Blackfoot Court	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150033

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, I, Andrew A. Jamieson and wife, Andrea Jamieson , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ryan J. Scott and Elizabeth J. 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 56 on the plan of the Re-subdivision of Lots 56 and 57 Sequoia Valley, Section II, as shown by plat of record in Plat Book 4470, page 94, i the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description.

AND BEING the same property conveyed to Andrew A. Jamieson and Heather M. Jamieson husband and wife, by Warranty Deed from David J. Frazier and Patricia Frazier, husband and wife, dated July 2, 2007 and filed of record in Instrument 20070713-0083602, Register's Office for said County. The said Andrew A. Jamieson and Heather W. Jamieson divorced. The said Heather M. Jamieson, unmarried, conveyed her interest in said land to Andrew A. Jamieson by Quitclaim Deed dated September 19, 2014 and filed of record in Instrument 20141010-0094106, Register's Office aforesaid.

Andrea Jamieson, spouse of the above named Andrew A. Jamieson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, buildng restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Unimproved ☐

This is improved ☒ property, known as 1205 Blackfoot Court, Madison, TN 37115
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 9th day of February, 2015.

Andrew A. Jamieson

Andrea Jamieson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew A. Jamieson and Andrea Jamieson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of February, 2015.

Notary Public
My Commission Expires: 9-21-15

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).