WARRANTY DEED

(2)

Return to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

O-KW-15-2114

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,385.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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
James W. Scott	**Bank of America, N.A.**	
(NAME)	(NAME)	
2114 Eastland Avenue	**7105 Corporate Drive**	**083-07-0-288.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Plano, TX 75024**	
(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 **WENDELL C. PEDIGO AND DELORES M. PEDIGO (f/k/a/ DOLORES M. KIRKENDOLL), HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES W. SCOTT, 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. 69-A on the Plan of Resubdivision of Lot 69 Rolling Acres of record in Plat at Instrument No. 20140501-0036852, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to K. Thomas Sidwell, Trustee by Quitclaim Deed from Wendell C. Pedigo and Delores M. Kirkendoll, of record in Instrument Number 20050217-0018242, Register's Office for Davidson County, Tennessee, dated February 15, 2005 and recorded on February 17, 2005 and within the same deed the said K. Thomas Sidwell, Trustee conveyed his interest in the subject property to Wendell C. Pedigo and Delores M. Kirkendoll, husband and wife, as joint tenants with right of survivorship. The said Delores M. Kirkendoll is now known as Delores M. Pedigo.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 34, as revised on April 24, 2014, of record at Instrument Number 20140501-0036852, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9551, Page 720, in the Register's Office for Davidson County, Tennessee.
- Subject to Permissive Use Agreement recorded in instrument number _____
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2114 Eastland Avenue, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20150057892 DEEDWARR
Recvd: 07/16/15 12:47 2 pgs
Fees:13.00 Taxes:1644.22
20150716-0069538

Witness my/our hand(s) this the 14th DAY OF JULY, 2015.

Wendell C. Pedigo

Delores M. Pedigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL C. PEDIGO, 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 14th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES M. PEDIGO, 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 14th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016