# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069327 DEEDWARR
Recvd: 08/18/15 09:31 2 pgs
Fees:13.00 Taxes:795.50
20150818-0082883

R-CBB-15-5017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

**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 (S) |
|---|---|---|
| **Daniel Baker** | **Acopia** | |
| (NAME) | (NAME) | **147-10-0-047.00** |
| **5017 W Durrett Drive** | **306 Northcreek Blvd, Suite 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Goodlettsville, TN 37072** | |
| (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 **AMY HENDON SCOTT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL BAKER, AN UNMARRIED MAN,** 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. 292 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, 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 the same property conveyed to Amy M. Hendon, Unmarried by Warranty deed from Sam S. Adair III and wife, Pamela R. Adair of record in Instrument No. 20040913-0110536 Register's Office for Davidson County, Tennessee, dated September 09, 2004 and recorded on September 13, 2004.

The said Amy M. Hendon having since married and now being known as Amy Hendon Scott.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 6479, Page 94, in the 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: **5017 W Durrett Drive, Nashville, Tennessee 37211**.

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 12th DAY OF AUGUST, 2015.

Amy Hendon Scott

Jeffrey C. Scott

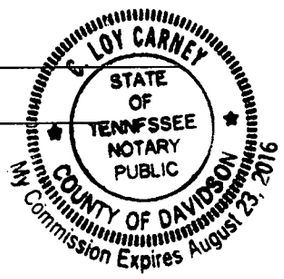
The said Jeffrey C. Scott joins herein to convey any and all marital interest he may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY HENDON SCOTTand JEFFREY C. SCOTT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212