WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150098863 DEEDWARR
Recvd: 11/20/15 09:52 2 pgs
Fees:13.00 Taxes:666.00

20151120-0117836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hannah Dennison	**Primelending, a Plains Capital Company**	05207010000
(NAME)	(NAME)	
2217 Ravenwood Drive	**P. O. Box 796608**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Dallas, TX 75379-6608**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM F. SCOTT, II, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANNAH DENNISON, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Madison, Metropolitan Nashville, Davidson County, Tennessee being bounded on the North by Tennessee Conference Assoc. Seventh Day Adventist and Tennessee Christian Medical Center on the East by Robert DuBose on the South by Sanitarium Road and on the West by Lot 4 Christian Subdivision Sanitarium Road and being described according to a boundary survey of various properties Sanitarium Road for Madison Academy dated 8-16-90 by M & K Surveying (Frank Neely Tennessee R. L. S. number 1493 and shown on a mortgage loan inspection by Campbell, McRae & Associates Surveying Inc. dated 9-26-00 (John Hood TN R.L.S. Number 1838) more particularly as follows:

Beginning at a point on the Northerly margin of Sanitarium Road, said point being located 648.45 feet from the Northerly margin of Neely's Bend Road and being the Southeast corner of Lot 4 Christian Subdivision Sanitarium Road (Book 8250, page 561, Register's Office for Davidson County, Tennessee) and the Southwest corner of the herein described land; thence leaving said Northerly margin of Sanitarium Road with said Lot 4, North 34 degrees 35' 21" West 150.00 feet to a point; thence North 48 degrees 40 minutes 26 seconds West 67.66 feet to a point in the Southerly line of the Tennessee Conference Assoc. Seventh Day Adventist Land (Book 7231, Page 239, Register's Office for Davidson County, Tennessee); thence with said Southerly line, North 54 degrees 43 minutes 59 seconds East 105.5 feet to a point in the line of the Tennessee Christian Medical Center Land (Book 8393, Page 111, Register's Office for Davidson County, Tennessee); thence with said Medical Center Land North 68 degrees 29 minutes 35 seconds East 28.78 feet to the Northwest corner of the Robert Dubose Land (Book 8443, Page 681, Register's Office for Davidson County, Tennessee); thence with said Dubose, South 29 degrees 46 minutes 03 seconds East (passing the North edge of a 20' x 90' ingress/egress easement for said Dubose and the herein described land, 133.58 feet for a total distance of 233.58 feet to a point in the Northerly margin of said Sanitarium Road; thence with said margin South 64 degrees 34 minutes 00 seconds West 30.29 feet to a point; thence with a curve to the left radius=710.37 feet Tangent=34.21 feet delta angle of 05 degrees 30 minutes 51 seconds for a length of 68.37 feet to the point of beginning containing 24355.34 Sq. Ft. or 0.56 acres more or less.

Being the same property conveyed to William F. Scott, II from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed for Tennessee dated September 4, 2003 of record in Instrument No. 20030911-0133742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD N BOOK 9377, PAGE 164, REGISTER'S OFFICER FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO THE RIGHT-OF-WAY OF SANITARIUM ROAD.

unimproved ☐

This is improved ☑ property, known as 113 Sanitarium Rd., Madison, TN

(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, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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 hand this 19th day of November, 2015.

William F. Scott II

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William F. Scott II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115