Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160033399 DEEDWARR
Recvd: 04/22/16 15:09 2 pgs
Fees: 13.00 Taxes: 706.70
20160422-0039501

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

Subscribed and sworn to ~~before me, this the~~ 21st day of April, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Neill A. Belk	GUARANTY TRUST CO.	
606 Village Court	3116 ROBERT ROSE DR.	094-01-0-282.00
Nashville, TN 37206-3137	MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TYLER J. SCOTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEILL A. BELK, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being the East part of Lot No. 416 on the Map of Edgefield Land Company's 4th Subdivision, of record in Plat Book 57, Page 153, Register's Office for Davidson County, Tennessee. A part of an alley in the rear of Lot No. 416, which was closed by City Ordinance No. 57-517 of the ordinances of the City of Nashville; and a part of a reserved strip lying East of Lot No. 416 and East of said alley, as shown on the plan of Shelby Village No. 2 of record in Plat Book 1835, Page 48, said Register's Office, and described according to a survey dated September 3, 1960 by Hal R. Swan, Jr., Surveyor as follows:

Beginning at a point in the present West margin of Village Court, at an iron pin opposite the Easterly Corner of Lots No. 415 and 416 of said Edgefield Land Company's Subdivision; thence Westerly along the line of said Lots, if extended, and along said line, 125.6 feet to an iron pin the West margin of Village Court; thence with the margin of the same, Northerly 50 feet to the point of the beginning.

Being the same property conveyed to Tyler J. Scott, a single man by Warranty deed from Barbara Sherman, an unmarried individual of record in Instrument No. 20140107-0001798 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 606 Village Court, Nashville, TN 37206-3137.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2016.

Tyler J. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler J. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017