WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033886 DEEDWARR
Recvd: 04/25/16 14:57 2 pgs
Fees:13.00 Taxes:506.90
20160425-0040100

G-VRES-16-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 (S)
Paige Scott and Mark Scott	**Same as New Owner**	
(NAME)	(NAME)	**150-06-0-124.00**
431 Six Oaks Drive		
(ADDRESS)	(ADDRESS)	
Paducah, KY 42003		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE WATSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAIGE SCOTT, A SINGLE PERSON MARK SCOTT, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 244 on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, 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 Nicole Watson, an unmarried woman by Warranty Deed from Kendra Miles, of record in Instrument No. 20130613-0060290, Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 13, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequet years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5289, Page 687, Book 5456, Page 511 and Book 5635, Page 545, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains to Metro of record in Book 5866, Page 45 and Book 6303, Page 420, 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: **112 Stone Bridge Court , Antioch, Tennessee 37013-1283**.

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 22nd DAY OF APRIL, 2016.

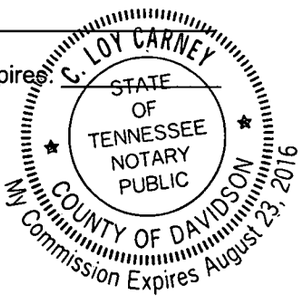
Nicole Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE WATSON, 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 22nd of April, 2016.

Notary Public
My Commission Expires:
(SEAL)



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