AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 250
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-6-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1754B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Julia K. Vaughn	Gardner Financial Services	148-14-0-013.00
3937 East Ridge Drive	d b A Legacy Mutual Mgt.	
Nashville, TN 37211-5557	3503 Paesanos Pkwy San Antonio TX 78231	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ELBERT EUGENE SCOTT, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIA K. VAUGHN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 149 on the Plan of Section Two Locustwood of record in Plat Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 149 fronts 89.0 feet on the Westerly margin of East Ridge Drive and runs back between lines measuring 239.7 feet on the Northerly line and 241.4 feet on the Southerly line to a dead line measuring 89.0 feet thereon.

Being the same property conveyed to Elbert Eugene Scott and wife, Marlene H. Scott by Warranty deed from Thomas Eldridge and wife, Eleanor Bright Eldridge of record in Book 4004, page 816, Register's Office for Davidson County, Tennessee, dated March 29, 1966 and recorded on April 11, 1966.

Marlene H Scott having since died on June 30th, 2002. Vesting sole ownership of the above said property to Elbert Eugene Scott as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of Locustwood Subdivision Section II of record in Book 2601, Page 453, in the Register's Office for Davidson County, Tennessee.

This is property known as 3937 East Ridge Drive, Nashville, TN 37211-5557

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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:T20160035922 DEEDWARR
Recvd: 05/02/16 10:34 2 pgs
Fees:13.00 Taxes:621.60
20160502-0042616

Witness my hand on the 28th day of April, 2016.

Elbert Eugene Scott

Elbert Eugene Scott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ELBERT EUGENE SCOTT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1754B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027