Davidson County	DEEDWARR
Recvd: 08/12/16 14:51	3 pgs
Fees:18.00 Taxes:1285.75	
20160812-0084352	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $347,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2016.

Notary Public

My commission expires: Sept. 16, 2016

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason N. Scott	FirstBank	**186-04-0A-148.00-CO**
7605 Kemberton Drive East	318 Seaboard Lane, Suite 205	
Nolensville, TN 37135	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeremy Hand and wife, Melissa Shelton Hand

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Scott, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Final Plat, Burkitt Place, Phase 2G of record in Plat at Instrument No. 20070514-0057216 and in Instrument No. 20070628-0077531, 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 Jeremy Hand and wife, Melissa Shelton Hand by Warranty deed from Celebration Homes, LLC dated April 17, 2009, of record as Instrument No. 20090422-0036605 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **7605 Kemberton Drive East, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of August, 2016.

Jeremy Hand

Melissa Shelton Hand

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeremy Hand and Melissa Shelton Hand, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of August, 2016.

Notary Public
My Commission Expires: Sept. 14, 2016

RUTHERFORD COUNTY
LISA K.R. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC

SolomonParks File No. 816005

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

