BILL GARRETT, Davidson County
Trans:T20160104258 DEEDWARR
Recvd: 11/28/16 11:26 2 pgs
Fees:13.00 Taxes:96.57
20161128-0124403

ADDRESS OWNERS and
SEND TAX BILLS:
STEVEN ROBERT SCOTT and
SHARON SCOTT NEWBERN
203 Dolphus Dr
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
44 - 13 - 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **RODNEY WAYNE SCOTT,** hereinafter called GRANTOR, have this day bargained and sold and by these presents transfers and conveys to **STEVEN ROBERT SCOTT,** hereinafter called GRANTEE, his heirs, successors and assigns forever, all of the GRANTOR'S one-third interest in the following described property, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Knoll Subdivision, as of record in Book 2330, Page 93, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Bettie Drive, common corner of Lots Nos. 25 and 26; thence southwesterly with the line between said two lots, 135 feet to the common corner of Lot Nos. 24, 25 and 26; thence northwesterly with the line between Lots 24 and 25, 100 feet to a point in the southeasterly margin of Claudia Drive; thence with the margin of said Drive northeasterly 110 feet to a point; thence around a curve easterly 39.27 feet to a point in the southwesterly margin of Bettie Drive; thence with the margin of said Drive, southeasterly 75 feet to the point of beginning.

Being the same property conveyed to Sharon Scott Newbern, Rodney Wayne Scott and Steven Robert Scott by Executor's Deed, recorded on March 4, 2016 in Instrument No. 2160304-0020782 Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1000 Bettie Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenant with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 22 day of November , 2016.

Rodney Wayne Scott
RODNEY WAYNE SCOTT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RODNEY WAYNE SCOTT, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $26,100.00.

Steven Scott
AFFIANT

Subscribed to and sworn before me, this the 22 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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