WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015937 DEEDWARR
Recvd: 02/23/17 09:46 2 pgs
Fees:13.00 Taxes:1165.50
20170223-0018102

G-NP-17-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Kelly R. Scott and Bryan E. Scott	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1516 Russell Street	**6100 Tower Circle, Suite 600**	**081-11-0-325.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Franklin, TN 37067**	
(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, **AEQUITAS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY R. SCOTT AND BRYAN E. SCOTT, WIFE AND HUSBAND,** 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:

Tract I:
Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 296, on the Plan of D.T. McGavock and others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follow:

Said part of said lot fronts 33-1/3 feet in the Easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the South 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and others addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33-1/3 feet in the East side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Aequitas I, LLC, a Tennessee Limitd Liability Company by Quitclaim deed from Brad Hill, a married man of record in Instrument No. 20150601-0050605 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on June 01, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1714 16th Avenue North, Nashville, Tennessee 37208-2002**.

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 20th DAY OF FEBRUARY, 2017.

Aequitas I, LLC

BY: _____
Brad Hill
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AEQUITAS I, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of February, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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