THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0680

Map-Parcel No. 144 00 0 092.00

BILL GARRETT, Davidson County
Trans:T20170028817 DEEDWARR
Recvd: 04/05/17 14:18 2 pgs
Fees:13.00 Taxes:2553.00
20170405-0033474

Property Address:
5931 Hillsboro Pike, Nashville, TN 37215

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# WARRANTY DEED

**Send Tax Statements To:**
ANDREW SCARLETT and
JENNIFER SCARLETT

new owner→

**Grantees' Name, Address:**
ANDREW SCARLETT and
JENNIFER SCARLETT
5931 Hillsboro Pk.
Nashville, TN 37215

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREGORY L. GOUGH, and SHERRI ENGLAND GOUGH,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **ANDREW SCARLETT and wife, JENNIFER SCARLETT**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Bancroft, as of record in Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to GREGORY L. GOUGH from ROBIN R. COWLYN and SHIRLEY C. COWLYN, by deed dated July 9, 2008, and recorded on July 10, 2008, of record in Instrument No. 20080710-0070709, Register's Office for Davidson County, Tennessee. Sherri England Gough joins in the execution pursuant to the Marital Dissolution Agreement, Docket No. 14D-1, Circuit Court for Davidson County, Tennessee.**

**This is property known as, 5931 Hillsboro Pike, Nashville, TN 37215.**

**TO HAVE AND TO HOLD** same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

**AND WE DO COVENANT** with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 326, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, amended in Book 10366, page 623 and Book 10564, page 570, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 11350, page 855, Registers office for Davidson County, Tennessee.

5. Easement for sanitary sewers, storm drainage and water mains of record in Instrument No. 20020711-0083762, Register's Office for Davidson County, Tennessee.

**AND WE DO FURTHER COVENANT** and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this 30th day of March, 2017.

**GREGORY L. GOUGH**

**SHERRI ENGLAND GOUGH**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GREGORY L. GOUGH**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 30th day of March, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SHERRI ENGLAND GOUGH**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 30th day of March, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**I CERTIFY** and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$690,000.00.**

Affiant

**SWORN TO** and subscribed before me on this 30th day of March, 2017.

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Notary Public

My Commission expires: 6/19/18