RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170046838 DEEDWARR
Recvd: 06/02/17 10:26 2 pgs
Fees:13.00 Taxes:980.50
20170602-0054979

W & I Ref: (DM) Title No.: 58960
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Seth R. Lohman Emily R. Goodman 7961 Boone Trace Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 126150A12100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John K. Scott and Kate Scott, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Seth R. Lohman, an unmarried man and Emily R. Goodman, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the **Grantee,** Grantee's 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. 260 on the Plan of Boone Trace at Biltmore Section Two of record in Book 9700, pages 316 and 317, amended by Surveyor's Certificates of Correction of record in Book 10995, page 618 and Book 11275, page 885, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John K. Scott and wife, Kate Scott by Warranty Deed from Jon G. Hopper, married, dated November 13, 2008 and recorded on November 17, 2008 of record in Instrument No. 20081117-0113367, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 20175, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, pages 316 and 317, amended by Surveyor's Certificates of Correction of record in Book 10995, page 618 and Book 11275, page 885, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. Easements to Harpeth Valley Utility District of record in Instrument No. 20071116-0134577, Instrument No. 20071116-0134580, Instrument No. 20071116-0134581, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7961 Boone Trace, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2017.

John K. Scott **Kate Scott**

State of Tennessee

County of Davidson

On this 31st day of May, 2017, before me the undersigned authority, personally appeared John K. Scott and Kate Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2017.

Notary

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY