Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 17050029

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF June, 2017.

NOTARY PUBLIC

My Commission expires:

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

Address of New Owner	Send Tax Bills To:	Tax Information:
Melissa Ann Scott 603 Nashua Lane Nashville, TN 37209	Same	091-05-0-218.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James L. Mylcraine and Deborah L. Mylcraine, Husband and Wife,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Melissa Ann Scott, unmarried,** hereinafter called the **Grantee(s)**, his/her/their 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 12, Mosswood Heights, Section 2, as shown on plat of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Mylcraine and Deborah L. Mylcraine, Husband and Wife, by Warranty Deed from Christopher W. Jarrett, married, dated 10/11/16 and recorded on 10/11/16 in Instrument No. 20161011-0107492, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
603 Nashua Lane, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2017 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 4175, Page 155, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170051892 DEEDWARR
Recvd: 06/19/17 09:15 2 pgs
Fees:13.00 Taxes:887.63
20170619-0060973

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James L. Mylcraine and Deborah L. Mylcraine** has/have caused this instrument to be executed, this the 9 day of June, 2017.

James L. Mylcraine

Deborah L. Mylcraine

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James L. Mylcraine and Deborah L. Mylcraine,** 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.

This the 9 day of June, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY