BILL GARRETT, Davidson County
Trans:T20170067347 DEEDWARR
Recvd: 08/04/17 10:37 2 pgs
Fees:13.00 Taxes:880.60
20170804-0079800

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo. this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2017.

Notary Public
My commission expires: 12-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 407 Scott Avenue Trust Po Box 160772 Nashville, TN 37216	← New Owner	083-02-0-259.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Tytlandsvik and Prescott Tytlandsvik,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 407 Scott Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of the unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of Brownsville Plan, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Scott Avenue 360 feet north of Greenwood Avenue; thence westerly 155 feet to the easterly line of the H. A. Howe property; thence with the line of the same northerly 55 feet to a point at the S. W. Corner of the property conveyed to Robert C. Lewis by deed of record in Book 853, Page 177, said Register's Office; thence along Lewis' south line easterly 155 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 55 feet to the beginning.

Being the same property conveyed to Deborah Ann Tytlandsvik by Warranty Deed from John L. Goodwin, Jr. and wife, Dessa M. Goodwin dated January 26, 1988 of record in Book 7457, Page 300, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Ann Tytlandsvik and Prescott Tytlandsvik, wife and husband, by Quitclaim Deed from Deborah Ann Tytlandsvik dated February 26, 1999 of record in Book 11365, Page 334, Register's Office for Davidson County, Tennessee.

Being also known as 407 Scott Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 407 Scott Avenue, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of July, 2017.

Deborah Tytlandsvik

Prescott Tytlandsvik

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 **Deborah Tytlandsvik and Prescott Tytlandsvik,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of July, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017055291

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD