Bill Garrett Davidson County
Batch# 310 DEEDWARR
09/12/2017 09:58:35 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20170912-0093199

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0936HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of September, 2017.

Notary Public
Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Scrivner 115 FATHERLAND ST #401 NASHVILLE, TN 37206	New Owner	072-15-0-246.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jacquelyn Byers, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Scrivner and Alyce Scrivner, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 24 on the Map showing M. P. Estes Re-Subdivision of certain lots in Sharpe & Horn's 6th Addition of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, and the southerly 5 feet of Lot No. 25 of said plan and a small part of Lot No. 37 of said plan, which part of Lot No. 25 and part of Lot No. 37 is also shown as part of Lot No. 7 on the Map of Sharpe & Horn's Addition of record in Book 332, page 118, said Register's Office, described as follows:

Beginning at a point in the westerly margin of Riverside Drive as now located, 195 feet south of the southerly margin of Porter Road as measured around a curve on Riverside Drive; thence westerly, and parallel to the line between lots Nos. 24 and 25, 165 feet to a point in Lot No. 37; thence southerly and parallel to the westerly margin of Riverside Drive, 5 feet to a point; thence easterly 15 feet to the common corner of Lots Nos. 24 and 25 in the easterly line of Lot No. 37; thence along the common line between Lots 24 and 37, southerly 44 feet, 3 inches to the common corner of Lots Nos. 23 and 24; thence with the line between said lots easterly 150 feet to the westerly margin of Riverside Drive; thence with the margin of the same northerly 55 feet to the point of beginning.

BEING the same property conveyed to Jacquelyn Byers, a single person, by Warranty Deed from Hassie P. Tramel, a single person, dated 12/18/92 and

recorded 2/1/93 in Book 8853, Page 146, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1524 Riverside Drive, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of September, 2017.

Jacquelyn Byers, by Bobby L. Washington, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobby L. Washington, with whom I am personally acquainted and who proved himself to be the Attorney in Fact of Jacquelyn Byers, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of September, 2017.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY