NEW OWNER:
RUSSELL SCOTT
336 MOONWATER COURT
HERMITAGE , TN 37076

SEND TAX BILLS TO:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, UT 84116

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1576

Map & Parcel
098130A059.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 11656 **DEEDWARR**
10/11/2017 09:09:23 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20171011-0104148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Seven Thousand and 00/100 Dollars ($337,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRENDA M. ROBINSON and husband, EDWARD J. ROBINSON, II** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **RUSSELL SCOTT and LESLIE SCOTT, Joint Tenants,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 59 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 9700, Page 874, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BRENDA M. ROBINSON and husband, EDWARD J. ROBINSON, II by Warranty Deed from Continental Development and Construction, Inc., dated March 30, 2001, and of record in Instrument No. 20010402-0031468, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **336 MOONWATER COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 874, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of October, 2017.

Brenda M. Robinson

BRENDA M. ROBINSON

Edward J. Robinson II

EDWARD J. ROBINSON, II

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRENDA M. ROBINSON and EDWARD J. ROBINSON, II**, 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 office this 2nd day of October, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

AFFIANT

Sworn to and subscribed to before me this 2nd day of October, 2017.

NOTARY PUBLIC

My commission expires: 2-8-19

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE