Bill Garrett Davidson County
Batch# 18946 DEEDWARR
10/27/2017 10:58:50 AM 2 pgs
Fees: $13.00 Taxes: $908.19
20171027-0110386

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

TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
JONATHAN
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is g
this transfer is $245,455.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017

Notary Public
My commission expires: 12-1-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Southern Legacy Homes, LLC 407 Scott Avenue Nashville, TN 37206	← Same	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, **Amanda Dean successor trustee of The 407 Scott Avenue Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Southern Legacy Homes, LLC,** 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 Triston Jacobs, Trustee of The 407 Scott Avenue Trust by Warranty Deed from Deborah Tytlandsvik and Prescott Tytlandsvik dated July 26, 2017 of record as Instrument No. 20170804-0079800, Register's Office for Davidson County, Tennessee.

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 16th~~ day of October, 2017.

The 407 Scott Avenue Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean successor trustee of The 407 Scott Avenue Trust,** 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 16th day of October, 2017.

_____
Notary Public

EMMALYN G HENDRICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017095531