Bill Garrett Davidson County
Batch# 21574 DEEDWARR
11/02/2017 03:31:57 PM 2 pgs
Fees: $13.00 Taxes: $897.25
20171102-0112773

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Momo Real Estate Investment, Inc.	New Owner	
2028 Willowmet Lane		092-13-0-068.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEOTA SCOTT, GEANNINE FESLER, REGINA ELKINS, THALIA WHITTEMORE, AND TINA PRESCOTT, AS THE HEIRS AT LAW AND BENEFICIARIES OF THE ESTATE OF JAMES H. SCOTT, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 7, on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 50 feet on the Northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to James H. Scott and wife, Jeraline M. Scott by Installment Deed from Viola Hess Hunnicutt, date July 16, 1973, and recorded July 19, 1973, in Book 4729, Page 413, Register's Office of Davidson County, Tennessee.

Jeraline M. Scott died on August 2, 1983 leaving James H. Scott as sole surviving Tenant by Entirety. James H. Scott remarried Leota Scott. James H. Scott died intestate on April 12, 2016 leaving Leota Scott, Geannine Fesler, Regina Elkins, Thalia Whittemore, and Tina Prescott as his heirs at law pursuant to an Affidavit of Heirship of record in Instrument No 20171102-0112772, said Register's Office

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3502 Park Avenue, Nashville, TN 37209.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2017.

Estate of James H. Scott, Deceased

Leota Scott, Heir

Geannine Fesler, Heir

Regina Elkins, Heir

Thalia Whittemore, Heir

Tina Prescott, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leota Scott, Geannine Fesler, Regina Elkins, Thalia Whittemore, and Tina Prescott, as the Heirs and Beneficiaries of the Estate of James H. Scott, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018