Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0489

WARRANTY DEED

Bill Garrett Davidson County
Batch# 30835 DEEDWARR
11/29/2017 09:38:36 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171129-0121556

File No. RW0003612

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Scully and Tia Lowry Scully	New Owner	061-04-0-005.00
(NAME)	(NAME)	
5012 Inglewood Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Waples,** ~~unmarried~~ HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Scully and Tia Lowry Scully, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 67 Block D on the plan of Inglewood Heights Subdivision, of record in Book 1424, Page 85, Register's Office for said County.

Said Lot No. 67 fronts 60 feet on the easterly margin of Inglewood Court and extends back between parallel lines 168.3 feet to a dead line on which it measures 60 feet.

Being the same property conveyed to Harry Lee Waples and wife, Darlene H. Waples, by Warranty Deed from Lillian J. Foster, a single person, dated September 8, 1986, recorded September 9, 1986 in Book 6973, Page 642. The said Harry Lee Waples having since died on December 6, 2003, and Darlene H. Waples having become sole owner as surviving tenant by the entirety. The said Darlene H. Waples died intestate on November 4, 2016 and her estate has been admitted for probate under Case No. 16P1954, in the Probate Court for Davidson County, Tennessee. Her son, James Waples, is her sole surviving heir.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5012 Inglewood Ct, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 15th day of November, 2017.

James Waples, Individually and as Personal Representative of the Estate of Darlene H. Waples

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 James Waples, individually and as Personal Representative of the Estate of Darlene H. Waples, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of November, 2017.

Notary Public

My commission expires: 12.18.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY