WARRANTY DEED

Bill Garrett Davidson County
Batch# 33379 **DEEDWARR**
12/05/2017 12:57:04 PM 2 pgs
Fees: $13.00 Taxes: $2,245.90

20171205-0124027

O-KW-17-2118

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-20-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hugh Thomas Scott, Jr. and Laura Burrow Scott	Same As New Owner	
(NAME)	(NAME)	**083-07-0363.00**
2118 Eastland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDELL C. PEDIGO AND DELORES M. PEDIGO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUGH THOMAS SCOTT, JR. AND LAURA BURROW SCOTT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69-B on the Plan of Resubdivision of Lot 69, Rolling Acres, Lot # 69-B of record in Plat Book 1130, Page 34, as revised in Instrument No. 20140501-0036852 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendell C. Pedigo and Delores M. Pedigo, husband and wife by Quit Claim deed from Wendell C. Pedigo and Delores M. Pedigo (f/k/a Delores M. Kirkendoll), husband and wife of record in Instrument No. 20150722-0071874 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 22, 2015.

This conveyance is subject to:
- Taxes for the year 2018, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 34 and amended in Instrument No. 201405014-0036852, Register's Office for Davidson County, Tennessee;
- Grant of Anchor Easement of record in Book 9551, Page 720, in the Register's Office for Davidson County, Tennessee;
- Permissive Use Agreement of record in Instrument Number 20150716-0069537, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2118 Eastland Ave., Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 4th DAY OF DECEMBER, 2017.

Wendell C. Pedigo

Delores M. Pedigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL C. PEDIGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES M. PEDIGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212