WARRANTY DEED

Bill Garrett Davidson County
Batch# 40545 DEEDWARR
12/21/2017 02:31:28 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20171221-0130207

R-P-17-1257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

DANA DELVICARTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Vickie Allen Markus	SAME	
(NAME)	(NAME)	**172-04-0A-070.00-CO**
12245 Morrison Street		
(ADDRESS)	(ADDRESS)	
Valley Village, CA 91607		
(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, **BENNETT EDWIN SCOTT AND KATHERINE REVIERE SCOTT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICKIE ALLEN MARKUS AND JAMES GARY MARKUS, WIFE AND HUSBAND,** 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. 76 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, 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 Bennett Edwin Scott and Katherine Reviere Scott, husband and wife by Warranty deed from Jason C. Howison and wife, Patricia A. Howison of record in Instrument No. 20140204-0009959 Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 04, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 6900, Page 238, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20000209-0013331, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1189, Page 612; Book 7461, Page 805; Book 9700, Page 773 and Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.
- Charter of Highlands of Brentwood Homeowners Association, Inc of record in Book 11595, Page 872, 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: **1257 Brentwood Highlands Drive, Nashville, Tennessee 37211**.

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 18th DAY OF DECEMBER, 2017.

Bennett Edwin Scott by Katherine Reviere Scott as attorney in fact
Bennett Edwin Scott by Katherine Reviere Scott as Attorney in Fact

Katherine Reviere Scott
Katherine Reviere Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE REVIERE SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENNETT EDWIN SCOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said BENNETT EDWIN SCOTT.

Witness my hand and official seal, this the 18th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE REVIERE SCOTT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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