This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $241,000.00.

Affiant

Subscribed and sworn before me this the 23 day of March, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett
Batch# 72974
03/26/2018 10:19:58 AM
Fees: $13.00 Taxes: $891.70

Davidson County
DEEDWARR
2 pgs

20180326-0028024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Fern Ball Properties, LLC 1236 Kenmore Pl Nashville, TN 37216	Fern Ball Properties, LLC 3304 Pico Blvd #3 Santa Monica, CA 90405	072-07-0 154.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL TERRY SCOTT AND BRIGITTE M. SCOTT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FERN BALL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 74 on the Map of Kenmore Place, of record in Plat Book 332, Pages 32 and 33, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 74 fronts 150 feet on the southerly margin of Kenmore Place and runs back between parallel lines 250 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to Paul Terry Scott et ux Brigitte M. Scott, by deed from Wendell C. Pedigo et ux Nancy Johnson Pedigo, dated 12/13/1978, of record in Book 5375, page 626, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1236 Kenmore Pl, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 23rd day of March, 2018.

Paul Terry Scott

Brigitte M. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Terry Scott and Brigitte M. Scott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2018.

My commission expires: 9/10/18

Notary Public

