WARRANTY DEED

Bill Garrett Davidson County
Batch# 90705 **DEEDWARR**
05/10/2018 10:05:34 AM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20180510-0044821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2018.

TN
Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emery A. Scott	J.G. Wentworth Home Lending, LLC	#098130C17100CO
(NAME)	(NAME)	
2200 Seven Points Circle	3350 Commission Ct	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Woodbridge VA 22192	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nineteen Thousand And No/100 Dollars ($419,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
MICHAEL L. NEWMAN, AN UNMARRIED MAN AND KURT V. ECKMAN, AN UNMARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EMERY A. SCOTT, unmerried
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 164, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Newman and Kurt V. Eckman, both unmarried, joint tenants with right of survivorship, by deed from Frank Batson Homes, Inc., of record in Instrument 20111116-0089340, dated November 15, 2011, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 11670, Page 822 and Page 837, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060522-0059944, said Register's Office; (3) Access and Maintenance Easement of record in Book 11738, Page 776, and Instrument 20100825-0067311, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20060227-0021950, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2200 Seven Points Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

1580

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 our hands this 3rd day of May, 2018.

Michael L. Newman

Kurt V. Eckman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Newman, an unmarried man and Kurt V. Eckman, an unmarried man, 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 at Nashville, Tennessee, this May 3, 2018.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.