Bill Garrett Davidson County
Batch# 92908 DEEDWARR
05/16/2018 08:32:34 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180516-0046506

THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($325,000.00), cash in hand paid, the receipt of which is hereby acknowledged; I, **MARJORIE B. SCOTT, SUCCESSOR TRUSTEE OF THE E. HOWARD SCOTT, JR. REVOCABLE LIVING TRUST U/A/D April 17, 2003, and MARJORIE B. SCOTT, TRUSTEE OF THE MARJORIE B. SCOTT REVOCABLE LIVING TRUST U/A/D April 17, 2003,** have this day bargained and sold and by these presents do hereby transfer and convey unto **GEORGE BRUCE JACKSON and wife, MARTHA INGRAM JACKSON, their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

MAP & PARCEL: 064 02 0 018.00

BEING Lot Number 114 on the plan of Brandywine Farms, Section 5, of record in Book 4175, Page 18, Register's Office, Davidson County, Tennessee. Said Lot Number 114 fronts 222.23 feet on the north side of Barley Mill Road, as measured around a curve and extends back 254.3 feet on the west line and 159.5 feet on the east line to a broken line in the rear and measures 172.9 feet.

AND BEING the same property conveyed to E. Howard Scott, Jr. and Marjorie B. Scott, Trustees, respectively, and their successors in trust, for the benefit of E. Howard Scott, Jr. and Marjorie B. Scott, tenants in common under the terms of The Scott Revocable Living Trust, by Quitclaim Deed from E. Howard Scott, Jr. and wife, Marjorie B. Scott, dated September 29, 1999, of record in Book 11681, Page 852, Register's Office, Davidson County, Tennessee. According to the Amended and Restated Certification of Trust of The Scott Revocable Living Trust, including The E. Howard Scott, Jr. Revocable Living Trust Agreement, and The Marjorie B. Scott Revocable Living Trust Agreement, which is of record in Instrument 20030509-0062644, Register's Office, Davidson County, Tennessee, all trust property was to be held equally as tenants in common between The E. Howard Scott, Jr. Revocable Living Trust Agreement, E. Howard Scott, Jr., Trustee, and The Marjorie B. Scott Revocable Living Trust Agreement, Marjorie B. Scott, Trustee. E. Howard Scott, Jr. died January 12, 2013, and Marjorie B. Scott became Successor Trustee of The E. Howard Scott, Jr. Revocable Living Trust pursuant to the terms of the Trust Agreement dated April 17, 2003.

This conveyance is subject to the following:

1. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress, and Appurtenances of record in Instrument 20100329-0022872, Register's Office, Davidson County, Tennessee.

2. Any and all matters as shown on plat of record in Book 4175, Page 18, Register's Office, Davidson County, Tennessee.

3. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **GEORGE BRUCE JACKSON and wife, MARTHA INGRAM JACKSON, their heirs and assigns,** forever.

I covenant with the Grantees that I am lawfully seized and possessed of said tract of land in fee simple; that I have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said tract of land to the said **GEORGE BRUCE JACKSON and wife, MARTHA INGRAM JACKSON, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantor to give Grantees immediate possession.

The 2018 property taxes to be prorated.

WITNESS my signature, this the 14th day of May, 2018.

Marjorie B. Scott, Successor Trustee

MARJORIE B. SCOTT, SUCCESSOR TRUSTEE OF THE E. HOWARD SCOTT, JR. REVOCABLE LIVING TRUST U/A/D April 17, 2003

Marjorie B. Scott, Trustee

MARJORIE B. SCOTT, TRUSTEE OF THE MARJORIE B. SCOTT REVOCABLE LIVING TRUST U/A/D April 17, 2003

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for said County and State, the within named bargainor(s), **MARJORIE B. SCOTT, SUCCESSOR TRUSTEE OF THE E. HOWARD SCOTT, JR. REVOCABLE LIVING TRUST U/A/D April 17, 2003,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 14th day of May, 2018.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My commission expires: April 24, 2019

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for said County and State, the within named bargainor(s), **MARJORIE B. SCOTT, TRUSTEE OF THE MARJORIE B. SCOTT REVOCABLE LIVING TRUST U/A/D April 17, 2003,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 14th day of May, 2018.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My commission expires: April 24, 2019

Send 2018 property tax notice to:

GEORGE BRUCE JACKSON et ux
1641 Rachel Way
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00,** which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

George Bruce Jackson
Affiant

Sworn and subscribed to before me this the 14th day of May, 2018.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: April 24, 2019