Bill Garrett Davidson County
Batch# 106394 DEEDWARR
06/19/2018 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20180619-0058834

Name and Address of New Owner:
Michael M. Scott and Jolene K. Scott
3506 Robin Road
Nashville, TN 37204

Send Tax Bills To:
Michael Scott and Jolene Scott
3506 Robin Road
Nashville, TN 37204

This Instrument Prepared By:
Ernest D. Bennett, III
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

Map & Parcel No: 118-14-0-049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas F. Stephens, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael M. Scott and Jolene K. Scott, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 81, on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas F. Stephens, unmarried by Deed dated March 19, 2004 from Dudley S. Bynum, Executor of the estate of Eula O. Ewing, Deceased, recorded March 22, 2004, in Instrument Number 200403220032298, in the Official Records of Davidson County, Tennessee.

The improved property is known as 3506 Robin Road, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of June, 2018.

_____(SEAL)
Thomas F. Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2018, before me personally appeared Thomas F. Stephens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of June, 2018.

_____
Notary Signature
My commission expires: 5/6/2019



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of June, 2018.

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/5/2020
File No. 42-18