2

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44236

TANJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan E. Nelson	New Owner	135-16-0-042.00
(NAME)	(NAME)	
2621 Timberland Drive	119 Hutchinson Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Smyrna TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 112276 **DEEDWARR**
07/03/2018 11:00:35 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180703-0064391

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 considerations, the receipt of which is hereby acknowledged, **Melissa Scott, Successor Trustee for the Jack W. Scott and Leona D. Scott Revocable Living Trust dated January 19, 2006**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan E. Nelson, unmarried and Kimberly N. Lynn, unmarried, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 574 on the Plan of Resubdivision of Lots 573 & 574, Section 13, Edge-O-Lake Estates, of record in Plat Book 4060, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack W. Scott and Leona D. Scott, Trustees of the Jack W. Scott and Leona D. Scott Revocable Living Trust dated January 19, 2006, by Warranty Deed from Jack W. Scott and Leona D. Scott, husband and wife, dated 04/25/2006, recorded 4/26/2006, of record in Instrument No. 20060426-0047905, in the Register's Office for Davidson County, Tennessee. The said Jack W. Scott, AKA Jackie W. Scott, died on March 16, 2016 and the said Leona D. Scott died on 02/05/2013. Melissa Scott having been named Successor Trustee according to the Jack W. Scott and Leona D. Scott Revocable Living Trust dated January 19, 2006.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4060, Page 140, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4268, Page 302, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2621 Timberland Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 29th day of June, 2018.

MELISSA SCOTT, SUCCESSOR TRUSTEE FOR
THE JACK W. SCOTT AND LEONA D. SCOTT
REVOCABLE TRUST

Melissa Scott, Successor Trustee
By: Melissa Scott
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Melissa Scott, whom I am personally acquainted and who upon her oath acknowledged herself to be the Successor Trustee of the Jack W. Scott and Leona D. Scott Revocable Living Trust dated January 19, 2006, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of said Trust.

WITNESS my hand and official seal this 29th day of June, 2018.

NOTARY

MY COMMISSION EXPIRES: 5-17-21

MARILYN C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122