Bill Garrett Davidson County
Batch# 122719 DEEDWARR
07/31/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20180731-0074709

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $424,900.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2018

Notary Public
My commission expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Freddie L. Scott, II 1404 Fort Gaines Place Brentwood, TN 37027	Same	171-03-0A-185.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James K. Hasson, Jr. or Janet S. Hasson, Trustees of the Hasson Joint Revocable Trust U/A/D September 16, 1996,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Freddie L. Scott, II and Tondalanea Scott, joint tenants,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 47 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, page 509, amended in Book 9700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James K. Hasson, Jr. and wife, Janet S. Hasson, Trustees U/A/D September 16, 1996 of the Hasson Joint Revocable Living Trust Agreement by Warranty Deed from Radnor Homes, Inc. dated October 28, 1997 of record in Book 10662, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1404 Fort Gaines Place, Brentwood, TN 37027.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 7900, page 509 as amended in Book 9700, page 151; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Charter of Incorporation of Fredericksburg Homeowners Association, Inc, of record in Book 8920, page 40; (4) Fredericksburg Amenities Area of record in Book 7900, page 807; (5) By-Laws of Fredericksburg Homeowners Association of record in Book 10126, page 486 and as amended in Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-000219; (6) Easement to Bellsouth Telecommunications, Inc. of record in Book 10709, page 143; All of record in the Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 30th day of July, 2018.

Hasson Joint Revocable Trust U/A/D September 16, 1996

By: _____ TTEE
James K. Hasson, Jr.
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **James K. Hasson, Jr., Trustee of the Hasson Joint Revocable Trust U/A/D September 16, 1996,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** as such **Trustee**.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of July, 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018075910

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY
COUNTY OF RUTHERFORD

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

