# WARRANTY DEED

Bill Garrett Davidson County
Batch# 126319 **DEEDWARR**
08/08/2018 10:20:00 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180808-0077940

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 3/29/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lamont Jordan | New Owner | 08107028900 |
| (NAME) | (NAME) | |
| 4027 Whites Creek Pike | Same | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nellie Scott Warfield a/k/a Nellie Warfield, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lamont Jordan, a married man,** 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:

Land in Davidson County, Tennesee, being Lot No. 42 in W.S. Settle's Subdivision of Lot No. 7, Woodard Plan, in the 13th Civil District of Davidson County, Tennessee, a plan of which Subdivision is recorded in Book No. 57, Page 132, Register's Office for said County.

Being the same property conveyed to Rachel Scott and Nellie Scott Warfield a/k/a Nellie Warfield by Warranty Deed from Louis Hackney and wife, Christine H. Hackney recorded on July 13, 1966, of record in Book 114, Page 465, Register's Office for Davidson County, Tennessee. The aforementioned Rachel Scott having died May 19, 1974, vesting the property to her daughter, Nellie Scott Warfield a/k/a Nellie Warfield, as her sole surviving heir at law.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1925 14th Avenue Noth, Nashville, TN 37208
(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 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 my/our hands this 7th day of August, 2018.

Nellie Scott Warfield by Juanita E. Collier
Nellie Scott Warfield a/k/a Nellie Warfield
by: Juanita Collier, her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Juanita Collier** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nellie Scott Warfield** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Nellie Scott Warfield**. The said Nellie Scott Warfield also known as Nellie Warfield.
WITNESS my hand and seal this 7th day of August, 2018.

Notary Public
My Commission Expires: 2/21/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 13194