Bill Garrett Davidson County
Batch# 131924 DEEDWARR
08/22/2018 09:31:21 AM 10 pgs
Fees: $53.00 Taxes: $625.30

20180822-0083184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lee Gunn	New Owner	
	(NAME)	
113 Drennan Lane		08207038200
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Edward Douglas Hooten and Louwana Hooten Renee Hooten and Shannon Hooten and Douglas Hooten and Calvin Garrett and Leonardo Garrett and Danekiqua Jordan and Demetria Allen and Lynn Ray Scott and Alma Joyce Scott and Christopher Scott and Michael Ray Scott and Joel Arnold and XZavion Arnold, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald Lee Gunn, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, ON THE PLAN OF ARRINGTON HEIGHTS, SECTION II, AS OF RECORD IN BOOK 3106, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EDWARD D. HOOTEN AND MARGIE SCOTT, BOTH UNMARRIED, FROM MAGORIE A. GRIMM AND CLARA OLDS, BOTH UNMARRIED, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20041124-0140703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.MARGIE SCOTT DIED ON 1/31/2009, INTESTATE AND UNMARRIED, WHEREBY HER INTEREST SURVIVED TO HER HEIRS AT LAW, AS SHOWN BY AFFIDAVIT OF HEIRSHIP OF JOSEPH EDWIN FISHER, PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO. 20180822-0083180. SHE HAD ELEVEN CHILDREN DURING HER LIFE, OF WHOM EIGHT SURVIVED HER AND ARE ADULTS, TWO OTHERS PREDECEASED HER LEAVING ISSUE WHO ARE ADULTS, AND ONE DIED IN INFANCY, ALL AS FOLLOWS: THE SURVIVING CHILDREN OF MARGIE SCOTT ARE LOUWANA HOOTEN, RENEE HOOTEN, SHANNON HOOTEN, DOUGLAS HOOTEN, CALVIN GARRETT, LEONARDO GARRETT, ALMA JOYCE SCOTT, AND LYNN RAY SCOTT. CLEVON GARRETT, A CHILD OF MARGIE SCOTT, PREDECEASED HER ON 8/31/2007, SURVIVED BY HIS CHILDREN DANEKIQUA JORDAN AND DEMETRIA ALLEN, AS SHOWN BY AFFIDAVIT OF HEIRSHIP OF TRINA CRAWFORD PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO. 20180822-0083181. LINDA SUE ARNOLD, A CHILD OF MARGIE SCOTT, DIED INTESTATE ON OR ABOUT JULY 10, 1986, SURVIVED BY HER CHILDREN CHRISTOPHER SCOTT, MICHAEL RAY SCOTT, JOEL ARNOLD AND XZAVION ARNOLD, AS SHOWN BY AFFIDAVIT OF HEIRSHIP OF SANDRA CROOM PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO. 20180822-0083182. THE FINAL CHILD, ERNEST FRANKLIN SCOTT, JR., DIED IN INFANCY. EDWARD D. HOOTEN SUBSEQUENTLY DIED ON APRIL 24, 2018, INTESTATE AND UNMARRIED. HE HAD FOUR CHILDREN DURING HIS LIFE, ALL OF WHOM SURVIVED HIM, ARE ADULTS, AND ARE ALSO CHILDREN OF HIS COTENANT MARGIE SCOTT: LOUWANA HOOTEN, RENEE HOOTEN, SHANNON HOOTEN, AND DOUGLAS HOOTEN. BY ORDER ENTERED JUNE 20, 2018 BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN CASE 18P-955 STYLED IN RE: EDWARD DOUGLAS HOOTEN, DECEASED, LOUWANA HOOTEN WAS APPOINTED ADMINISTRATOR OF THE ESTATE OF EDWARD DOUGLAS HOOTEN AND AUTHORIZED TO EXECUTE THE WITHIN DEED OF CONVEYANCE AND ANCILLARY DOCUMENTS AS SUCH ADMINISTRATOR, THEREBY BINDING THE ESTATE AND ALL CLAIMING THEREUNDER AS THE ACT OF THE COURT. EDWARD D. HOOTEN AND EDWARD DOUGLAS HOOTEN ARE ONE AND THE SAME PERSON, ORDER PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO. 20180822-0083183. LOUWANA HOOTEN AND LOUWANNA HOOTEN ARE ONE AND THE SAME PERSON.

WARRANTY DEED
(Continued)

HEREWITH AS INSTRUMENT NO. _____. LOUWANA HOOTEN AND LOUWANNA HOOTEN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 703 Lischey Avenue, Nashville, TN 37207
(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 hand(s) this 14th day of August, 2018.

Estate of Edward Douglas Hooten
BY: _____
Louwana Hooten, Administratix

_____
Louwana Hooten

_____
Renee Hooten

_____
Shannon Hooten

_____
Douglas Hooten

_____
Calvin Garrett

_____
Leonardo Garrett

_____
Danekiqua Jordan

_____
Demetria Allen

_____
Lynn Ray Scott

_____
Alma Joyce Scott

_____
Christopher Scott

_____
Michael Ray Scott by Lynn Ray Scott, as Attorney in Fact

WARRANTY DEED
(Continued)

HEREWITH AS INSTRUMENT NO. _____. LOUWANA HOOTEN AND LOUWANNA HOOTEN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 703 Lischey Avenue, Nashville, TN 37207
(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 hand(s) this 14th day of August, 2018.

Estate of Edward Douglas Hooten

BY: _____
Louwana Hooten, Administratix

_____
Louwana Hooten

_____
Renee Hooten

_____
Shannon Hooten

_____
Douglas Hooten

_____
Calvin Garrett

_____
Leonardo Garrett

_____
Danekiqua Jordan

_____
Demetria Allen

Lynn Ray Scott
Lynn Ray Scott

Alma Scott
Alma Joyce Scott

_____
Christopher Scott

Michael Ray Scott by Lynn Ray Scott
Michael Ray Scott by Lynn Ray Scott, as
Attorney in Fact

WARRANTY DEED
(Continued)

Joel Arnold

XZavion Arnold by Joel Arnold, as
Attorney in Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louwana Hooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administratix of The Estate of Edward Douglas Hooten, deceased, and in her capacity as such Administratix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 14th day of August, 2018.

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louwana Hooten, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee Hooten, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Hooten, the herein bargainor(s), 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.

WARRANTY DEED
(Continued)

Joel Arnold

XZavion Arnold by Joel Arnold, as
Attorney in Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louwana Hooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administratix of The Estate of Edward Douglas Hooten, deceased, and in her capacity as such Administratix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/9/2021 (SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louwana Hooten, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/9/2021 (SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee Hooten, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/9/2021 (SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Hooten, the herein bargainor(s), 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.

WARRANTY DEED

(Continued)

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/09/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Hooten, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/09/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvin Garrett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/09/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonardo Garrett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danekiqua Jordan, the herein bargainor(s), 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, this the 14th day of August, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
(Continued)

Notary Public

My Commission Expires: 7/9/2022 (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Demetria Allen, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 7/9/2022 (SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn Ray Scott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

_____
Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alma Joyce Scott, the herein bargainor(s), 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, this the 14th day of August, 2018.

_____
Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Scott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

Exp. 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
(Continued)

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Demetria Allen, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn Ray Scott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 8/1/2021 (SEAL)

JASON PEARCY STATE OF TENNESSEE NOTARY PUBLIC DECATUR CO. TENN.

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alma Joyce Scott, the herein bargainor(s), 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, this the 14th day of August, 2018.

Notary Public

My Commission Expires: 8/1/2021 (SEAL)

JASON PEARCY STATE OF TENNESSEE NOTARY PUBLIC DECATUR CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Scott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

Notary Public

WARRANTY DEED
(Continued)

My Commission Expires: (SEAL)

State of Tennessee
County of Decatur

On this 14th day of August, 2018, before me, a Notary Public, in and for said County and State, personally appeared Lynn Ray Scott, 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 Michael Ray Scott, acknowledged that such persons executed the same as the free act and deed of the said Michael Ray Scott.

Witness my hand and seal, this 14th day of August, 2018.

Notary Public

My commission expires: 6/1/2021 (SEAL)

JASON PEARCY
STATE OF TENNESSEE
NOTARY PUBLIC
DECATUR CO. TENN.

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Arnold, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

_____
Notary Public

My Commission Expires: (SEAL)

State of Tennessee
County of _____

On this 14th day of August, 2018, before me, a Notary Public, in and for said County and State, personally appeared Joel Arnold, 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 XZavion Arnold, acknowledged that such persons executed the same as the free act and deed of the said XZavion Arnold.

Witness my hand and seal, this 14th day of August, 2018.

_____
Notary Public

My commission expires: (SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

My Commission Expires: (SEAL)

State of Tennessee
County of _____

On this 14th day of August, 2018, before me, a Notary Public, in and for said County and State, personally appeared Lynn Ray Scott, 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 Michael Ray Scott, acknowledged that such persons executed the same as the free act and deed of the said Michael Ray Scott.

Witness my hand and seal, this 14th day of August, 2018.

_____
Notary Public

My commission expires: (SEAL)

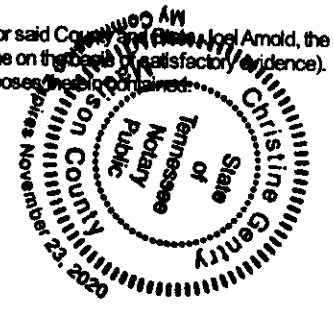
STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Arnold, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2018.

_____
Notary Public

My Commission Expires: 11-23-20 (SEAL)



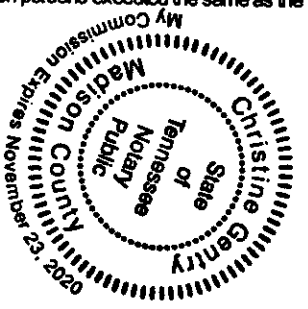
State of Tennessee
County of Madison

On this 14th day of August, 2018, before me, a Notary Public, in and for said County and State, personally appeared Joel Arnold, 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 XZavion Arnold, acknowledged that such persons executed the same as the free act and deed of the said XZavion Arnold.

Witness my hand and seal, this 14th day of August, 2018.

_____
Notary Public

My commission expires: 11-23-20 (SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072