Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-400

Karen Y Johnson Davidson County
Batch# 182058 DEEDWARR
01/09/2019 10:47:53 AM 2 pgs
Fees: $13.00 Taxes: $503.20
20190109-0002332

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
5 Dogs Properties, LLC
1405 Birdsall Street
Old Hickory, TN 37138

SEND TAX BILL TO:

new owner

MAP/PARCEL 053-16-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Matthew Scott, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **5 Dogs Properties, LLC, a Tennessee limited liability company, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Preliminary & Final Plat A.W. Legion Property of record in Plat at Instrument No. 20050214-0016615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Matthew Scott by Warranty deed from James Caleb Williams and Donald Kerry Williams and Mary Ann Williams, heirs at law of Mary Elizabeth Thompson Williams of record in Instrument No. 20091015-0095443 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 15, 2009.

This is improved property known as: **400 Pitts Avenue, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 4th day of January, 2019.

WITNESS MY HAND on this the 4th day of January, 2019

Eric Matthew Scott

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Eric Matthew Scott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

File No: 180901