Karen Johnson Davidson County
Batch# 199566 DEEDWARR
02/27/2019 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20190227-0017685

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2019.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jake Murphy Scott	new owners	**041-16-0-005.00**
1113 Westchester Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

A. Christian Scott, a married man

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Jake M. Scott, an unmarried man and Dwight E. Scott, a married man, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section II, Bellshire Estates of record in Plat Book 2133, Page 111, 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 A. Christian Scott, unmarried by Warranty deed from Gertie Hager and Sherell Arlington and Merlyn Jo Lockert and Josephine Cadwallader, Jim Jeter, Dianne Jeter, Jonny Cadwallader, Joyce Bunnell, Virginia Meader and the Boulevard/Bordeaux Seventh Day Adventist Church, Devisees of the Last Will and Testament of Mildred Hager, Deceased of record in Instrument No. 20010605-0058820 Register's Office for Davidson County, Tennessee, dated May 31, 2001 and recorded on June 05, 2001.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VB-19-1113

SP 11/2015

Being the same property conveyed to A. Christian Scott, married by Quitclaim deed from A. Christian Scott, unmarried of record in Instrument No. 20060105-0001678 Register's Office for Davidson County, Tennessee, dated December 27, 2005 and recorded on January 05, 2006. This property is not now nor has ever been the marital residence of the Grantor and the Grantor's spouse.

This is **improved** property known as **1113 Westchester Dr, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of February, 2019.

A. Christian Scott

STATE OF TEXAS
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, A. Christian Scott, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of February, 2019.

Notary Public
My Commission Expires: 7/31/19

ROBYYN FLAHART
Notary Public
STATE OF TEXAS
Notary I.D. 13031745-0
My Comm. Exp. July 31, 2019

SolomonParks File No. 19-000036-525