Karen Johnson Davidson County
Batch# 207579 DEEDWARR
03/19/2019 11:28:29 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190319-0024937

WARRANTY DEED

KENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W-VRES-19-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David A. Scott	**NEW OWNER**	
(NAME)	(NAME)	**162-2-190.00**
5025 Colemont Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS C. YORK, TRUSTEE OF THE DOUGLAS C. YORK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DOUGLAS C. YORK DATED APRIL 7, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. SCOTT, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 222 on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Douglas C. York, Trustee of The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011, by Quitclaim Deed from Douglas C. York, recorded November 17, 2017 in Instrument No. 20171117-0118493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 45 and Plat Corrections in Book 4398, Page 889 and Book 4404, Page 571, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4295, Page 696, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Colemont Drive, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 15th DAY OF MARCH, 2019.

The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011

BY: _____
Douglas C. York
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS C. YORK, TRUSTEE of THE DOUGLAS C. YORK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DOUGLAS C. YORK DATED APRIL 7, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212