Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,700.00

Stacy D. Alessi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2019.

Elizabeth Harland Willis
Notary Public

MY COMMISSION EXPIRES: 1-30-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey George Ford	New Owner	11906022300
(NAME)	(NAME)	
49 Jay Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 224773 **DEEDWARR**
05/02/2019 10:10:37 AM 2 pgs
Fees: $13.00 Taxes: $931.29

20190502-0040796

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 considerations, the receipt of which is hereby acknowledged, **We John L. Scott Sr. and Aileen Francine D. Scott Trustees and their successors in trust of the Scott Family Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeffrey George Ford and Emilie Paulus Ford, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 104 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, Page 113, (erroneously not referenced "Section Three" in Quit Claim Deed of record in Instrument No. 20170626-0064062 and in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John L. Scott, Sr. and Aileen Francine D. Scott, Trustees, and their successors in trust, of The Scott Family Trust by Quit Claim Deed from John L. Scott and wife, Francine D. Scott, dated 06/14/2017, recorded 06/26/2017 of record in Instrument No. 20170626-0064062, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 1728, Page 541, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 49 Jay Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 395321
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 24th day of April, 2019.

By: John L Scott Sr. Date: 4-24-19
John L. Scott Sr., Trustee

By: Aileen Francine D. Scott Date: 4-24-19
Aileen Francine D. Scott, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of John L. Scott Sr. and Aileen Francine D. Scott Family Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of April, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122