WARRANTY DEED

Karen Johnson Davidson County
Batch# 236226 **DEEDWARR**
05/30/2019 09:51:37 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190530-0051121

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$235,000.00~~ 230,000=

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of MAY 2019

Notary Public

MY COMMISSION EXPIRES: 6/26/2021
(AFFIX SEAL)

KRISTI A. JOHNSTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AD Lowrey:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Courtney H. Wolfe	Legends Bank	064 16 0E 053.00
(NAME)	(NAME)	
549 Griffin Circle	310 N First Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Quentin Allen Scott, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney H. Wolfe, single**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 53, in Building 14, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, as attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Quentin Allen Scott, a single man by Warranty Deed from David Fry, unmarried dated September 30, 2016 and recorded October 5, 2016 as Instrument No. 20161005-0105471, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 549 Griffin Circle, Hermitage, TN 37076

File Number: GRN-1903616SSO

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 our hands this 24 day of May, 2019

Quentin Allen Scott

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Quentin Allen Scott, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 5, 2020

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