Karen Johnson Davidson County
Batch# 238418 DEEDWARR
06/04/2019 11:15:43 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20190604-0053197

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Theo Scott and John C. Scott	New Owner	173-09-0A-269.00-CO
(NAME)	(NAME)	
8360 Saint Danasus Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

W. GARY SMITH AND LYNDA W. SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOY THEO SCOTT AND JOHN C. SCOTT, WIFE AND HUSBAND,

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 in Davidson County, Tennessee, being Lot No. 210 on the Plan of Lenox Village, Phase E, of record as Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. Gary Smith and Lynda W. Smith, husband and wife by Deed dated August 30, 2013 from Richard A. Fricke and Alexandra Fricke, formerly known as Alexandra Phillips, recorded September 10, 2013, in Instrument Number 20130910-0095432, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *improved* property is commonly known as: 8360 Saint Danasus Drive, Nashville, TN 37211

LT&E File #15607

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 my/our hand(s) this 31st day of May, 2019

W. Gary Smith

Lynda W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May, 2019, before me personally appeared W. Gary Smith and Lynda W. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/14/21

LT&E File #15607