WARRANTY DEED

Karen Johnson Davidson County
Batch# 243543 **DEEDWARR**
06/14/2019 02:44:22 PM 2 pgs
Fees: $13.00 Taxes: $1,363.45

20190614-0057526

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $368,500.00 1

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE
DAY OF

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John K. Scott And Katharine J. Scott	Franklin Synergy Bank	**155 – 8C – 230.00**
6537 Chessington Dr	722 Columbia Ave.	
Nashville TN 37221	Franklin TN 37064	
(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, **Brent S. Hamrick and Wife, Stacy W. Hamrick** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **John K. Scott and Wife, Katharin J. Scott ,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: {{Order.Properties.Address.Address1}}, {{Order.Properties.Address.City}}, {{Order.Properties.Address.CityStateZip}}. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No 230 on the Plan of Resubdivision of Lots 230 and 231, Poplar Creek Estates, Phase Two of record in Plat Book 8250, page 678, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 230 fronts 70.50 feet on the Westerly margin of Chessington Drive and extends back 132.30 feet on the Northerly line and 143.90 feet on the Southerly line to a broken line in the rear, measuring 92.71 feet thereon.

Being the same property conveyed to Brent S Hamrick and wife Stacy W Hamrick by Warranty Deed from Kyle J Phillips dated 6/5/17 and filed for record on 6/7/17 of record in Book 201706070056967, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved (x)
Improved ( ) Property, known as **,6537 Chessington Drive Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this the 12th day of June, 2019.

Brent Hamrick
Brent S. Hamrick

Stacy Hamrick
Stacy W. Hamrick

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent S. Hamrick and Wife Stacy W. Hamrick 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.

Witness my hand and official seal this 12th day of June ,2019 .

Commission Expires: 3/2/21

Notary Public

M. LORD & M. HEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public