WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/15/2020
(AFFIX SEAL)

A-P-19-4921

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 246875 DEEDWARR
06/21/2019 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20190621-0060090

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary W. Schott	~~**New Owner**~~ Renasant Bank	
(NAME)	(NAME)	**161-01-0B-044.00-CO**
4921 Aviemore Dr.	2001 Park Place N #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham, AL 35203	
(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, **LYNDA JONES, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY W. SCHOTT, UNMARRIED,** 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. 114 on the Plan of Final Plat of Phase One - Section Two, Aberdeen Woods (A Planned Unit Development) of record in Plat Book 9700, Page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynda Jones and husband, Matthew R. Kenigson by Warranty deed from Robert J. Schenerlein and Karen L. Schenerlein, husband and wife of record in Instrument No. 20040303-0024034 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 03, 2004.

The said Matthew R. Kenigson having since died on June 14th, 2019 leaving Lynda Jones as sole surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 739, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10790, Page 189 as amended in Book 11303, Page 555; Book 11714, Page 843 and Instrument No. 20000203-0011436, Register's Office for Davidson County, Tennessee.
- By-Laws of Aberdeen Woods of record in Instrument Number 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, in the Register's Office for Davidson County, Tennessee.
- Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, Page 896, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20010110-0003209, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10644, Page 324, Book 7086, Page 401, Book 10611, Page 153, Book 2595, Page 563, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4921 Aviemore Dr., Nashville, Tennessee 37220**.

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 20th DAY OF JUNE, 2019.

Lynda Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary
My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires