Karen Johnson Davidson County
Batch# 249724 DEEDWARR
06/27/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190627-0062601

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0344S-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2019

Notary Public
My Commission Expires: 7.6.2020

Address of New Owner	Send Tax Bills To:	
William Keith Badger 524 Rochelle Drive Nashville, TN 37220	New Owner	Map/parcel: 146-16-0-128.00

WARRANTY DEED

FOR AND IN 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, I/WE

James R. Scott and Mary S. Scott, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Keith Badger and Kelley Elizabeth Badger

HEREINAFTER CALLED THE GRANTEE(S), 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. 905, on the Plan of Brentwood Hall, Section IX, as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mary G. Skinner, a single woman, by Warranty Deed from Nathan C. Meyers and wife, Brittany P. Meyers, dated 5/11/12 and recorded 5/15/12 in Instrument No. 20120515-0041921, Register's Office for Davidson County, Tennessee.

Mary S. Scott and James R. Scott are now married. Mary G. Skinner is now known as Mary S. Scott. James R. Scott, spouse of Mary S. Scott, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 524 Rochelle Drive Nashville, TN, 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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of June, 2019

James R. Scott

Mary S. Scott F/K/A Mary G. Skinner

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within James R. Scott and Mary S. Scott, F/K/A Mary G. Skinner 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2019

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Christy Fielder**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Natalie Davenport**, a notary public for this county and state, **Christy Fielder** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6/19/24

Notary Seal

Natalie Davenport
State of Tennessee Notary Public
Rutherford County