Karen Johnson Davidson County
Batch# 263754 DEEDWARR
07/30/2019 08:56:22 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190730-0074725

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1797

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of July, 2019

Notary Public

Commission Expires: 05/03/2021

M ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wesley Charlton and Kaitlyn Charlton 7936 Kirkfield Drive Nashville, TN 37211	NEW OWNER	181-01-0B-245.00-CO

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, WE,

Justin R. Scott and wife, Courtney N. Scott

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley Charlton and Kaitlyn Charlton, husband and wife

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. 74 on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20071214-0143931, 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 Justin R. Scott and wife, Courtney N. Scott by Warranty deed from Joon Properties, LLC, a Tennessee Limited Liability Company of, record in Instrument No. 20140430-0036213 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on April 30, 2014.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 7936 Kirkfield Drive, Nashville, TN 37211

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

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 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 25th day of July, 2019.

Justin R. Scott

Courtney N. Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin R. Scott and Courtney N. Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of July, 2019.

~~Notary~~ Public
My Commission Expires: 1-17-20

(Notary Seal)

