WARRANTY DEED

Karen Johnson Davidson County
Batch# 285136 DEEDWARR
09/13/2019 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190913-0092661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Titus Young Real Estate, LLC	owner at owners address	081150640.00 081150641.00 081150642.00
(NAME) PO Box 330996	(NAME)	081150643.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	081150644.00
(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, **Scovel Homes Development, LLC, A Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Titus Young Real Estate, LLC** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS 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. 1 through 5 on the Plan of 1818 Scovel St. Phase 1 of record in Plat at Instrument No. 20190403-0030304, 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 Scovel Homes Development, LLC, a Tennessee limited liability company by Warranty Deed from John H. Otey, Jr., of record in Instrument No. 20150223-0015257, Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 23, 2015.

and

Being the same property conveyed to Scovel Homes Development, LLC by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20150120-0005177, Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on January 20, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those of record in the Register's Office of Davidson County, TN. and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1818 B, 1818 C, 1818D, 1818E, and 1818F Scovel St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of September, 2019.

Scovel Homes Development, LLC

By: Dwayne J. Wootson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dwayne J. Wootson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Scovel Homes Development, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Authorized Agent** executed the foregoing instrument for the purposes therein contained, by signing the name of Scovel Homes Development, LLC by himself as **Authorized Agent**

WITNESS my hand and official seal at office this 12th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019