Name and Address of New Owner:
Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust
708 Canebrake Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 103-10-0-038.00

Karen Johnson Davidson County
Batch# 309792 DEEDWARR
11/01/2019 03:44:05 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20191101-0112879

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ray D. Scott, Trustee of the Ray D Scott & Willodene A Scott Revocable Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section 4, Brookside Courts, Addition No. 4, of record in Plat Book 2083, Page 59, 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. 37 fronts 80 feet on the Northerly side of Canebrake Avenue and runs back 181.6 feet on the Westerly line and 169.4 feet on the Easterly line to a broken line measuring 82.5 feet thereon.

Being the same property conveyed to Woodrow M. Stewart and wife Willodene A. Stewart by Warranty deed from John U. Wilson and wife, Louise Wilson of record in Book 2199, page 625, Register's Office for Davidson County, Tennessee, dated October 01, 1953 and recorded on October 12, 1953.

Said Woodrow M. Stewart is deceased.

Being the same property conveyed to James C. Vance, Trustee by Quitclaim Deed from Willodene Alexander Stewart Scott, formerly Willodene A. Stewart of record in Book 5388, page 137, Register's Office for Davidson County, Tennessee, dated January 22, 1979 and recorded on January 23, 1979 and within the same deed the said James C. Vance, Trustee conveyed his interest in the subject property to Willodene Alexander Stewart Scott.

Being the same property conveyed to Ray D. Scott or Willodene A. Scott, Trustee(s) of the Ray D. Scott and Willodene A. Scott Revocable Living Trust by Quit Claim deed from Willodene Alexander Stewart Scott, of record in Instrument No. 20010409-0034471 Register's Office for Davidson County, Tennessee, dated April 09, 2001 and recorded on April 09, 2001.

Being improved property also known as 708 Canebrake Drive Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever, in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CR-A-708

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2019.

Ray D Scott & Willodene A Scott Revocable Living Trust

By: Ray D Scott (SEAL)
Ray D. Scott, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ray D. Scott, Trustee of the Ray D Scott & Willodene A Scott Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2019.

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of October, 2019.

Notary Public
My commission expires: 7/6/20

File No. 2019-443