Karen Johnson Davidson County
Batch# 323232 DEEDWARR
12/02/2019 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20191202-0123895

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0995

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Michael Harper, unmarried	American Financing Corporation	Map: 13505008000
(NAME) 346 Ladybird Dr.	(NAME) 3045 S. Parker Rd., Bldg. B, Ste 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Aurora, Colorado 80014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WANDA SHARON HARPER AND TIMOTHY DWIGHT SCOTT AND RUTH LYNETTE FUGATE, DEVISEES UNDER THE WILL OF CHARLOTTE L. SCOTT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER MICHAEL HARPER, UNMARRIED,

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:

Being Lot No. 85, on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, to which reference is here made to said Plan for a more complete and accurate description thereof.

Being the same property conveyed to Dwight A. Scott and wife, Charlotte L. Scott, by deed from Rastus Lawrence Henley and wife, Shirley A. Henley, of record in Book 4672, Page 664, dated January 15, 1973, Register's Office for said County. The said Dwight A. Scott died January 24, 2007, and title vested in Charlotte L. Scott, as surviving tenant by the entirety. The said Charlotte L. Scott died testate March 25, 2017, and the Will was admitted to Probate as Probate No. 17P614 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Charlotte L. Scott.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 64 and 65, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3400, Page 120, amended in Book 3436, Page 43, Register's Office for said County.

The signature of Wanda Sharon Harper is signed by her duly appointed Attorney-in-Fact, Ruth Lynette Fugate, pursuant to the Power of Attorney of record in Instrument
_____201912020123894_____, said Register's Office.

The signature of Timothy Dwight Scott is signed by her duly appointed Attorney-in-Fact, Ruth Lynette Fugate, pursuant to the Power of Attorney of record in Instrument
_____201912020123893_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 346 Ladybird Dr., Nashville, TN 37217
(House No.) (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 our hands this 27th day of November, 2019.

Wanda Sharon Harper by Ruth Lynette Fugate, as Attorney in Fact
Wanda Sharon Harper
By: Ruth Lynette Fugate, as Attorney in Fact

Timothy Dwight Scott by Ruth Lynette Fugate, as Attorney in Fact
Timothy Dwight Scott
By: Ruth Lynette Fugate, as Attorney in Fact

Ruth Lynette Fugate
Ruth Lynette Fugate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ruth Lynette Fugate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Wanda Sharon Harper and Timothy Dwight Scott, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Wanda Sharon Harper and Timothy Dwight Scott.

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

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.