WARRANTY DEED

O-VRES-19-3805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter K. Scott and Sophia E. Scott	**NEW OWNERS**	
(NAME)	(NAME)	**061-15-0-387.00**
3805 Oxford Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA M. DARLING, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER K. SCOTT, MARRIED AND SOPHIA E. SCOTT, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Real estate located in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, and being parts of Lots No. 264 & 265 (erroneously referenced as Lot 264 & Lot 264 in prior deed of record) on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Survey, dated May 10, 1969, revised May 15, 1969, as follows:

Beginning on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots 264 and 265; thence westerly and parallel with the line between two said lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly lines of Lots No. 270 and 271 northwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue, thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at its easterly terminus, which said point is 99 feet easterly front the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264,119.7 feet to the westerly margin of Oxford Street; thence southwardly along the same margin of Oxford Street, 145.8 feet to the point of beginning.

Being the same property conveyed to Laura M. Darling, unmarried by Warranty deed from Jon Henley, unmarried of record in Instrument No. 20080528-0054151 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 28, 2008.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3805 Oxford Street, Nashville, Tennessee 37216**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 327513 **DEEDWARR**
12/10/2019 01:54:14 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20191210-0127359

Witness my/our hand(s) this the 6 DAY OF DECEMBER, 2019.

Laura M. Darling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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 bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212