Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2020.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 346117 DEEDWARR
01/22/2020 09:04:08 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200122-0007704

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Craig Beatty	**New Owner**	**159-00-0-036.00**
1307 Old Hickory Boulevard		
Brentwood, TN 37027		

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,

Elizabeth K. Scott, unmarried

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

Brian Craig Beatty

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 part of Lot No. 2 on the Plan of the William B. Carpenter Lands, as of record in Plan Book 2, Page 91, Chancery Court at Nashville, described as follows:

Beginning in the center of Vaughn Road at the southeast corner of the property conveyed to Ruby Embrey by Deed from W.B. McClanahan and wife, of record in Book 1151, Page 258, Register's Office for said County; thence with said Embrey's easterly line, northwardly 142 feet to the center of Old Hickory Boulevard; thence with the center of said Old Hickory Boulevard, eastwardly 249 feet, more or less to the easterly line of the property of Dan Mayfield and wife; thence with said line, southwardly 244 feet to the center of Vaughn Road; thence with the center of said Road; westwardly 219 feet, more or less to the beginning.

Being the same property conveyed to Elizabeth K. Scott, by Warranty Deed, from E.E. Estes and wife, Betty Poteete Estes, dated February 27, 1981, of record in Book 5715, Page 274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1307 Old Hickory Boulevard, Brentwood, TN 37027.

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 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/our hand(s) this 15th day of January, 2020.

Elizabeth K. Scott

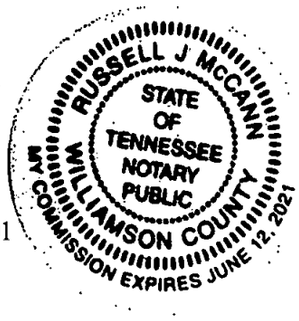
Elizabeth K. Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of January, 2020, before me personally appeared Elizabeth K. Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2020.

Notary Signature
My commission expires:



File #: 20-9
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027