Karen Johnson Davidson County
Batch# 354810 DEEDWARR
02/07/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200207-0014509

# WARRANTY DEED

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

W-BMR-19-5309

**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) |
|---|---|---|
| **Andrew Powell and Blythe Powell** | Citizens One Home Loans | |
| (NAME) | (NAME) | **171-03-0A-146.00-CO** |
| **5309 Fredericksburg Way West** | PO Box 2800 | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | Glen Allen VA 23059 | |
| (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, **CARLYE S. BURNS AND RICHARD C. SCOTT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW POWELL AND BLYTHE POWELL, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section 6A Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900, Page 509, and Plat Book 9700, page 150, 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 Carlye S. Burns, an unmarried woman, and Richard C. Scott, an unmarried man, as Tenants in Common with Right of Survivorship by Warranty Deed from Donna J. Scalise and William J. Scalise wife and husband of record in Instrument No. 20151007-0102215 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 07, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of PUD Boundary record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8920, Page 65, Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8920, Page 45 and Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association, Inc., of record in Book 9443, Page 538, Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for Sewer and Water Mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9698, Page 124, Book 7993, Page 269 and Book 9607, page 431, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Subject to Property Deed Granting Easement of record in Instrument Number 20010220-0015357, in the 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: **5309 Fredericksburg Way West, Brentwood, Tennessee 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 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.

Witness my/our hand(s) this the 3rd DAY OF FEBRUARY, 2020.

Carlye S. Burns n/k/a Carlye B. Scott

Richard C. Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLYE S. BURNS N/K/A CARLYE B. SCOTT, 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 3rd of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. SCOTT, 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 3rd of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

