20-CD-081

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _
(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Karen Johnson Davidson County
Batch# 369160 **DEEDWARR**
03/09/2020 09:20:05 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200309-0025950

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John W. Boone	John W. Boone	073 13 0 020.00
(NAME)	(NAME)	
2930 Pahokee Trace	2930 Paholkee Trace	
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35243-2638	Birmingham, AL 35243-2638	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY RICHARD HYDER, TRUSTEE OF MYRTLE IMOGEAN SCOTT REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. BOONE, MARRIED**, 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 Lot No. 78 on the Plan of Henderson Gardens, Section I, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Myrtle Imogean Scott Revocable Living Trust, by Quitclaim Deed, from Myrtle I. Scott, dated October 21, 2015, recorded October 26, 2015, of record in Instrument No. 20151026-0108615, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Myrtle I. Scott, by Warranty Deed, from Dorothy C. Childress, dated December 11, 1990, recorded December 28, 1990, of record in Book 8265, page 401, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1810 Rosebank Avenue, Nashville, TN 37216
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 6th day of March, 2020

Myrtle Imogean Scott Revocable Living Trust

BY: Gary Richard Hyder
Gary Richard Hyder, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gail Dornan, a Notary Public of said State and County aforesaid, personally appeared Gary Richard Hyder Trustee of Myrtle Imogene Scott Revocable Living Trust Agreement with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of Myrtle Imogean Scott Revocable Living Trust Agreement the within named bargainor, a Trust and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee

Witness my hand, at office, this 6th day of March 2020

Gail Dornan
Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023