Karen Johnson Davidson County
Batch# 371916 DEEDWARR
03/13/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200313-0028135

Warranty Deed

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this the 12th day of March, 2020. Notary Public My commission expires: 5.2.22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Remington Carolynn Remington	First Community Mortgage, Inc., a Corporation	142-05-0A-072.00-CO
406 Plantation Court	275 Robert Rose Drive	
Nashville, TN 37221	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA G. SCOTT AND HUSBAND, JAMES GARY SCOTT** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT TODD REMINGTON AND CAROLYNN REMINGTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. M-4, together with the Carport designated No. M-4-C, in River Plantation, Section Two, a Condominium, a horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Two, Condominium Apartments, record in Book 4460, Pages 136 and 137, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, Register's Office for Davidson County, Tennessee, as amended.

Being the same property conveyed to James Gary Scott and wife, Linda G. Scott by Warranty deed from Horace L. Kerr and wife, Dorothy P. Kerr of record in Book 7895, page 922, Register's Office for Davidson County, Tennessee, dated July 20, 1989 and recorded on July 24, 1989.

Being the same property conveyed to Linda G. Scott by Quitclaim deed from James Gary Scott of record in Instrument No. 20121203-0110613 Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 03, 2012.

Being the same property conveyed to Linda G. Scott and husband, James Gary Scott by Quitclaim deed from Linda G. Scott of record in Instrument No. 20141125-0108487 Register's Office for Davidson County, Tennessee, dated November 15, 2014 and recorded on November 25, 2014.

Being also known as 406 Plantation Court M-4 Nashville, Tennessee 37221.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 406 Plantation Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19TH day of FEBRUARY, 2020

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Linda G. Scott

James Gary Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda G. Scott and James Gary Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19TH day of FEBRUARY 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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.