Karen Johnson Davidson County
Batch# 375197 DEEDWARR
03/20/2020 09:10:15 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20200320-0030709

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo this transfer is $515,000.00

M. Alexis Mendl
Affiant

Subscribed and sworn to before me, this 13 day of March

Notary Public
My commission expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Wheeler Scott And Nathaniel Hawken Scott 4904 Maywood Dr Nashville, TN 37211	New Owner	146-08-0-142.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cara Berkeley, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sarah Wheeler Scott and Nathaniel Hawken Scott, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 384 on the Plan of Crieve Hall Estates of record in Plat Book 2133, page 91, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 384 fronts 102 feet on the easterly side of Maywood Drive and runs back between lines 142 feet on the northerly side and 224.2 feet on the southerly side to a dead line in the rear, and measures 127.3 feet on said dead line.

Being the same property conveyed to Cara Berkeley, an unmarried woman, from Joe N. Hunt, Jr., a married man and William P. Hunt, a married man, by Warranty Deed and recorded on January 31, 2018 of record Instrument Number 20180131-0009860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4904 Maywood Dr, Nashville, TN 37211.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 12th day of March, 2020.

Cara Berkeley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of March, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2020026548