BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 404874 **DEEDWARR**
05/22/2020 12:02:07 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20200522-0053474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF May 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larimore & Lyons, LLC Cash Balance Plan Two	New Owner	
(NAME) 1519 East Ann St.	(NAME)	091 06 0 197.00
(ADDRESS) Montgomery, AL36107	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GINA SCARBROUGH, MARRIED, BARRY W. SCOTT, MARRIED, JACQUELINE L. HUTCHERSON, MARRIED AND LORI D. SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO,** 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. 1511, the Westerly 15 feet of Lot No. 1509 and the Easterly 10 feet of Lot No. 1513 of Block No. 42 on the Plan No. 2 of West Nashville, as of record in Book 57, Pages 172 and 173, Register's Office for said County.

Said lot and said part of said lots adjoin and front together 50 feet on the North side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert W. Scott and wife, Donna S. Scott, by Warranty Deed from Billy Joe Higgason and wife, Shirley S. Higgason, of record in Book 5137, Page 627, in the Register's Office of Davidson County, Tennessee, dated September 03, 1968 and recorded on April 19, 1977. Donna S. Scott died on January 31, 2010 leaving Albert W. Scott as sole surviving Tenant by the Entirety. Albert W. Scott died testate on October 24, 2019. Gina Scarbrough, Jacqulene Hand Hutcherson nka Jacqueline L. Hutcherson, Barry W. Scott and Lori D. Smith are the devisees under the Will of Albert Wayland Scott aka Albert W. Scott probated under Docket No. 20P334, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5604 Pennsylvania Ave., Nashville, TN 37209
(House Number) (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.

Witness my hand this 21st day of May, 2020.

GINA SCARBROUGH

BARRY W. SCOTT, BY: GINA SCARBROUGH, ATTORNEY IN FACT

JACQUELINE L. HUTCHERSON, BY: GINA SCARBROUGH, ATTORNEY IN FACT

LORI D. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina Scarbrough and Lori D. Smith, the bargainors, 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 this 21st day of May, 2020.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of May, 2020, before me personally appeared Gina Scarbrough , to me known to be the person who executed the foregoing instrument on behalf of Barry W. Scott and Jacqueline L. Hutcherson and acknowledged that she executed the same as the free act and deed of Barry W. Scott and Jacqueline L. Hutcherson.

Witness my hand and official seal this 21st day of May, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023