This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 427063 **DEEDWARR**
06/26/2020 11:21:27 AM 3 pgs
Fees: $18.00 Taxes: $1,011.58
20200626-0069338

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$273,400

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of June, 2020.

Notary Public

My Commission expires 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Timothy Allen Box and Lindsey Box
605 Keeton Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 04304000300

WARRANTY DEED

20NT01518

Effective the 24 Day of June, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Thomas G. Scott and/or Rebecca C. Scott, Trustees of The Thomas & Rebecca Scott Living Trust, established by the Revocable Trust Agreement of Thomas G. Scott and Rebecca C. Scott dated November 9, 2016, as amended

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Timothy Allen Box and Lindsey Box, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Swinging Bridge Heights, as shown by plat of record in Plat Book 2854, Page I14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Scott and/or Rebecca C. Scott, Trustees of The Thomas & Rebecca Scott Living Trust, established by the Revocable Trust Agreement of Thomas G. Scott and Rebecca C. Scott dated November 9, 2016, as amended, by Quitclaim Warranty from Thomas G. Scott and wife, Rebecca C. Scott, dated 11/25/2016 and recorded 12/07/2016 as Instrument No. 20161207-0128181, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 605 Keeton Ave, Old Hickory, TN 37138

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TP-20-605

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of June, 2020

Thomas G. Scott Trustee of the Thomas + Rebecca Scott Living Trust Established by the Revocable Trust agreement of Thomas G Scott and Rebecca C. Scott dated November 9, 2016, as amended

Thomas G. Scott, Trustee of The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Thomas G. Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee of The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended**, and that as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended**

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Rebecca C. Scott, Trustee of The Thomas & Rebecca Scott Living Trust established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended

Rebecca C. Scott, Trustee of The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Rebecca C. Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee of The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended**, and that as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **The Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G Scott and Rebecca C. Scott, Dated Novemeber 9, 2016, as amended**

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY