Karen Johnson Davidson County
Batch# 427214 DEEDWARR
06/26/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200626-0069553

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this ___ day of June, 2020. Notary Public My Commission Expires: ___

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows: Matthew J. Scanlan 6221 Banbury Station Brentwood, TN 37027	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 118-13-0-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER A. SCANLAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MATTHEW J. SCANLAN, and wife, ELIZABETH SCANLAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled the Plan of Green Acres Subdivision, of record in Plat Book 1424, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

783539.1/200736

Being the same property conveyed to Peter A. Scanlan and Kay K. Wilson, by deed from Elise H. Brown Bates and J. C. Bates, husband of Elise H. Brown Bates, of record in Book 6144, page 816, dated September 9, 1983, said Register's Office. Being further conveyed to Peter A. Scanlan, by quitclaim deed from Kay K. Wilson, of record in Instrument No. 20060802-0094144, dated July 21, 2006, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2020 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1424, page 21, said Register's Office.

This is improved property known as: 945 Caldwell Lane, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26 day of June, 2020.

Peter A. Scanlan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter A. Scanlan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, 2020.

Notary Public
My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

783539.1/200736

True Copy Certification

I, Wesley D. Turner, 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, the undersigned, a notary public for this county and state, Wesley D. Turner, 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: 9/7/2021

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

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