39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 467144 DEEDWARR
08/31/2020 12:35:03 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20200831-0098570

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$666,000.00~~ $675,000.00

Affiant

Subscribed and sworn to me on August 28, 2020.

NOTARY PUBLIC

My Commission Expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33280

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Scott Lillian R. Hofer Scott 736 Rodney Drive Nashville, TN 37205	First Bank 318 Seaboard Ln #205 Franklin, TN 37067	128-4-A-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rickey D. Page and Cheryl L. Page, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Eric Scott and Lillian R. Hofer Scott, husband and wife, hereinafter called **"GRANTEES,"** 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. 2 on the Plan of Phase V, Final Phase, Williamsburg Village of record in Plat Book 6250, page 437, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rickey D. Page and Cheryl L. Page, husband and wife, by Warranty Deed dated 30th of July 2013 and recorded August 6, 2013, from Michael J. Callahan and Debbie I. Callahan, of record as Instrument No. 20130806-0082252, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Memorandum of Option Agreement in Book 9530, page 402, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement of record in Book 10268, page 418, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 736 Rodney Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 28th day of August, 2020.

Rickey D. Page by Todd A. Bricker attorney in fact

Rickey D. Page
By: Todd A. Bricker, Attorney In Fact

Cheryl L. Page by Todd A. Bricker attorney in fact

Cheryl L. Page
By: Todd A. Bricker, Attorney In Fact

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 Todd A. Bricker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Rickey D. Page and Cheryl L. Page, as their Attorney in Fact, as the free act and deed of the within named Rickey D. Page and Cheryl L. Page .

Witness my hand and official seal on August 28, 2020.

June E Rowell
NOTARY PUBLIC

My Commission Expires:
9-7-2021

