WARRANTY DEED

Karen Johnson Davidson County
Batch# 484758 **DEEDWARR**
09/28/2020 03:00:51 PM 2 pgs
Fees: $13.00 Taxes: $936.10

20200928-0111532

W-SB-FSBO-20-1629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Levi Scott and Rachel Scott	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
1629 Hunters Branch Road	**262 Robert Rose Dr, Suite 200**	**172-08-0A-135.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of **TEN DOLLARS**, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG WARREN MCCLELLAN AND LAURA KATHLEEN MCCLELLAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEVI SCOTT AND RACHEL SCOTT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 135 on the Plan of Hunters Branch, Section Two-A of record in Plat Book 6250, Page 819, amended in Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 135 fronts 65 feet on the Southerly margin of Hunters Branch Road and extends back 112.87 feet on the Easterly line and 129.96 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 38.06 feet thereon.

Being the same property conveyed to Craig Warren McClellan and Laura Kathleen McClellan, husband and wife by Warranty Deed from Toby R. Sharpe and wife, Emily G. Sharpe of record in Instrument No. 20130612-0059896 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 12, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.
- By-Laws for Homeowners Association of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for Water Main and Gravity Sewer of record in Book 7893, Page 324, Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1629 Hunters Branch Road, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

Craig Warren McClellan

Laura Kathleen McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212