Karen Johnson Davidson County
Batch# 489722 DEEDWARR
10/06/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20201006-0115322

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2020-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2020.

Notary Public
My Commission Expires: 1-23-23

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tav Scott and Alyssa Scott	Same	
4020 Murphy Road		103-08-0-022.00
Nashville, TN, 37209		

WARRANTY DEED

For and in 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

Benjamin G. Finney and Brittany M. Finney, husband and wife,

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

Tav Scott and Alyssa Scott, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of a Subdivision of Lots 9 and 14 inclusive in West End Annex, of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura L. Duke, unmarried by Warranty deed from Erin Fowler and husband, Del Duquette of record in Instrument No. 20100923-0075698 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 23, 2010.

Being the same property conveyed to Benjamin G. Finney and Brittany M. Finney, husband and wife by 20160323-0027607 deed from Laura L. Duke, unmarried of record in Instrument No. 20160323-0027607 Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 23, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4020 Murphy Road, Nashville, TN 37209.**

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 our hands this 28th day of September, 2020.

Benjamin G. Finney

Brittany M. Finney

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 Benjamin G. Finney and Brittany M. Finney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2020.

DUAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

True Copy Certification

I, Tish Baldwin, 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: Williamson

Personally appeared before me, Desiree Sailema, a notary public for this county and state, Tish Baldwin, 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: 01/23/2023

