Karen Johnson Davidson County
Batch# 533246 DEEDWARR
12/14/2020 03:08:42 PM 2 pgs
Fees: $13.00 Taxes: $3,074.70
20201214-0147253

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$831,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

GREGORY POLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel Smithson Byrd **Brandon Ronald Byrd**	State Employees' Credit Union	**Map 104-15-0 Parcel 212.00**
2131 Ashwood Avenue	P.O. Drawer 25279	
Nashville, TN 37212	Raleigh, NC 27611	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrew Paxton Scott and Laura Hobbs Scott, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Smithson Byrd and Brandon Ronald Byrd, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 60 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for Davidson County.

Said portion of Lot 60 fronts 50 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 155 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Andrew Paxton Scott and Laura Hobbs Scott, husband and wife, by Warranty Deed dated May 30, 2008 from Kevin Young and Catherine O'Brien, as joint tenants with right of survivorship, of record in Instrument No. 20080604-0057309, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 132, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__x__) Unimproved (____) property, known as **2131 Ashwood Avenue, Nashville, TN 37212**

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 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 my/our hand(s) this **4th** day of **December, 2020.**

Andrew Paxton Scott

Laura Hobbs Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew Paxton Scott and Laura Hobbs Scott,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21