WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Scott and Kelly Scott	1206 Russell Street Nashville, TN 37206	**08313039600**
(NAME)	(NAME)	Karen Johnson Davidson County
1510 Russell Street		Batch# 659173 **DEEDWARR**
(ADDRESS)	(ADDRESS)	06/17/2021 11:18:45 AM 2 pgs
Nashville, TN 37206		Fees: $13.00 Taxes: $1,535.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210617-0081936

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peter S. Hawes, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryan Scott and Kelly Scott, husband and wife,** 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, TN, BEING Lot No. 78, on the Plan Block "J", Lindsley Home Place, of record in Chancery Book 2, Page 92, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Peter S. Hawes, an unmarried man by deed dated September 14, 2004 from Ray W. Hester of record in Instrument No. 20040928-0116711, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as **1510 Russell Street, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of June, 2021.

Peter S. Hawes

State of Tennessee
County of Davidson

On this 15th day of June, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Peter S. Hawes, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 15th day of June, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Scott

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN