Karen Johnson Davidson County
Batch# 687882 DEEDWARR
07/30/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210730-0102874

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-605-2021

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of July, 2021.

NOTARY PUBLIC

My commission expires: 9-6-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Clayton Scott 300 Farris Lane Madison, TN 37115	Same address as new owner	043-15-0-073

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($235,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WAYNE B. LANHAM AND LINDA A. LANHAM, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON CLAYTON SCOTT, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, Brandon Clayton Scott, an unmarried man that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots No. 30 and 31 on the Map of Rock Hill Subdivision, Block A, according to survey made by Ewell Anderson, Surveyor, in August 1945, described as follows:

Beginning on the westerly margin of Farris Avenue, 986.4 feet south of the southerly margin of Old Hickory Boulevard, at the common corner of Lots 31 and 32; thence with the line between said two lots, westwardly 200 feet; thence southwardly 100 feet to the common corner of Lots 29 and 30; thence with the line between said two lots, eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of said avenue, northwardly 100 feet to the point of beginning.

Being the same property conveyed to Wayne B. Lanham and Linda A. Lanham, husband and wife, from Aaron Frazier and Danielle Frazier, husband and wife, by Warranty Deed dated October 3, 2014 and recorded October 10, 2014 in Instrument #20141010-0094261, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of July, 2021

GRANTOR(S)

Wayne B. Lanham

Linda A. Lanham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Linda A. Lanham and Wayne B. Lanham, 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 seal, this the 28th day of July, 2021.

Notary Public
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 7/28/21.

Affiant Signature

7/28/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY