WARRANTY DEED

Karen Johnson Davidson County
Batch# 704669 **DEEDWARR**
08/25/2021 02:04:40 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20210825-0114962

W-TVG-21-1709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-09-2024

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)
Jake Murphy Scott and Caroline Bravo	**New Owner**	
(NAME) **1709 Neelys Bend Road**	(NAME)	**063-00-0-099.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **JEFFREY TODD GRAMMER, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKE MURPHY SCOTT, UNMARRIED, AND CAROLINE BRAVO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 the 11th Civil District of Davidson County, Tennessee:

Tract B- Beginning at an iron pin in the east margin of Neely's Bend Road, said point being located north 15 deg. 15 min. west and 85.10 feet from the common line between Lots 2 & 3 of Bransford Co. Subdivision of the West Morton farm as of record in Book 547, Page 131, R.O.D.C., Tennessee; thence south 89 deg. 17 min. east 1133.4 feet to a point; thence north 0 deg. 43 min. east 168 feet to a point; thence south 89 deg. 17 min. east 643.5 feet to a point; thence south 7 deg. 13 min. west 219.3 feet to an iron pin; thence north 89 deg. 17 min. west 1738.7 feet to a point in the east margin of Neely's Bend Road; thence with said road north 15 deg. 15 min. west 51.9 feet to the beginning and containing 4.45 acres and being the north part of a tract of land of record in deed book 1238, page 185, Register's Office for said county.

Being a portion of the same property conveyed to Jeffery Todd Grammer, Jr. by Executor's Quitclaim Deed from Larry D. Odom, Executor of the Estate of Mildred Grammer, of record in Instrument No. 20210506-0061266 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on May 06, 2021.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein. The said Jeffrey Todd Grammer, Jr. is one in the same as Jeffery Todd Grammer, Jr..

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Memorandum of Agreement for Boundary Line of record in Book 7053, Page 243, 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: **1709 Neelys Bend Road, Madison, Tennessee 37115**.

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 20th DAY OF AUGUST, 2021.

Jeffrey Todd Grammer, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY TODD GRAMMER, JR., 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 20th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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