WARRANTY DEED

Karen Johnson Davidson County
Batch# 904529 **DEEDWARR**
08/17/2022 02:52:53 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220817-0093373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,999.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2022.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0855-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Leo Roebuck	Legacy Home Loans	096-06-0-099.00
(NAME)	(NAME)	
2934 McCampbell Ave	4004 Hillsboro Pike #216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($349,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES ALLEN SCOTT AND BONNIE WEBB HESTER, HEIRS AND BENEFICAIRIES OF THE ESTATE OF ALICE M. SCOTT, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES LEO ROEBUCK,** 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 Lot No. 164 on the Plan of Clover Hill, Section III of record in Plat Book 2083, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 164 fronts 70 feet on the Southerly side of McCampbell Road and runs back 130 feet on the northeasterly line and 204.4 feet on the Southwesterly side, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Frank Allen Scott and wife, Alice M. Scott by Warranty deed from C.M. & M. Builders, Inc., of record in Book 2245, page 407, Register's Office for Davidson County, Tennessee, dated January 16, 1954 and recorded on January 19, 1954.

Said Frank Allen Scott is now deceased, vesting Alice M. Scott as surviving tenant.

Said Alice M. Scott became deceased on May 12, 2022, Bonnie Webb Hester and James Allen Scott were estabilised as heirs at law of Alice Marie Scott by Affidavit of Heirship recorded in Instrument Nos. 20220817-0093371, and 20220817-0093372, Register's Office for Davidson County, Tennessee.

This is:
unimproved ☐
improved ☒ property, known as 2934 McCampbell Ave, Nashville, TN 37214
(House No.) (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 our hands this 16th day of August, 2022.

Heirs and Beneficairies of the Estate of Alice M. Scott, Deceased

BY: James Allen Scott
James Allen Scott

BY: Bonnie Webb Hester
Bonnie Webb Hester

State of Tennessee
County of Davidson

On this 16th day of August, 2022, before me personally appeared James Allen Scott and Bonnie Webb Hester, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of August, 2022.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23