#2369573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — RHONDA S. HARDISON — MARY COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Kempton	SouthStar Funding, LLC	087 05 0A 005.00 CO
(NAME)	(NAME)	
4011 Farmingham Woods Drive	400 Northridge Road, Suite 1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David A. S. Scott and wife, Wendy P. Scott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Kempton, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4011 Farmingham Woods Drive, Hermitage, TN 37076

(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 our hands this 18th day of September, 2003.

Davidson County DEEDWARR
Recvd: 09/23/03 12:54 2pgs
Fees:13.00 Taxes:481.00
20030923-0140679

David A. S. Scott

Wendy P. Scott

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Scott and wife, Wendy P. Scott, the bargainor(s), 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 Goodlettsville, Tennessee, this 18th day of September, 2003.

Commission expires:

STEVEN G. WATERS — NOTARY PUBLIC AT LARGE — My Commission Expires July 24, 2004 — DAVIDSON, TENNESSEE

Notary Public

EXHIBIT A

BEING Lot No. 5, on the plan of Phase 1, Final plat of Farmingham Woods, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David A. S. Scott and wife, Wendy P. Scott and Paul D. Winfrey, as joint tenants with right of survivorship by deed from Todd A. Knuckey and wife, Deborah S. Knuckey of record in Book 9333, page 183, Register's Office, Davidson County, Tennessee. Paul D. Winfrey conveyed all his right, title and interest in said property by quitclaim deed to David A. S. Scott and wife, Wendy P. Scott of record in Instrument No. 20030923-0140678, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, 1st amendment in Book 8351, page 533, Supplemental declaration in Book 8423, page 784, re-recorded in Book 8424, page 426, 2nd supplement in Book 8702, page 528, 3rd supplement in Book 9006, page 409, 4th supplement in Book 9006, page 414 and 3rd amendment in Book 8447, page 635, said Register's Office.

Subject to P.U.D. boundary plat of record in Book 7900, page 173, said Register's Office.