Return to: First Title and Escrow Company, Inc.
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Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/07/05 15:40 2 pgs
Fees:13.00 Taxes:869.50

20050907-0107801

WARRANTY DEED

Preparer's File #-05H0550

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2005.

(Affix Seal) Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
April N. Provo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary L. Chiasson and Carla M. Chiasson	SunTrust Mortgage, Inc.	172-03-A-59 CO
1041 Elmshade Lane	201 4th Avenue N. 7th Floor	
Nashville, TN 37211	Nashville, Tennessee 37219	

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, we, JASON M. SCOTT AND AMY L. SCOTT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GARY L. CHIASSON AND WIFE, CARLA M. CHIASSON hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 59 on the Plan of the Woodlands, Phase 1, Section 1, of record in Plat Book 6900, page 498 and 499, 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 Jason M. Scott and Amy L. Scott, husband and wife, by Warranty Deed from Ron A. Kirsch and Kimberly D. Kirsch, husband and wife, of record in Instrument No. 200104230039952, executed on 03-30-01 and recorded on 04-23-01, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Woodlands, of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Woodlands Homeowners' Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Woodlands Homeowners' Association of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 495 and in Book 7091, page 428, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 498 & 499, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, page 497, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 7917, page 422, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.
11. Agreement For Participation in Huntington Park Trunk recorded in Book 6699, page 752, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as **1041 Elmshade Lane, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **2nd** day of **September, 2005**:

Jason M. Scott

Amy L. Scott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASON M. SCOTT AND AMY L. SCOTT, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 2nd day of September, 2005.

Notary Public

My Commission Expires: 07/17/06

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.