Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D- 1116

File No. 270601389

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/07 13:54 3 pgs
Fees:18.00 Taxes:344.10

20070718-0085559

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney Camille Fraley	SUNTRUST MORTGAGE INC	
(NAME) 537 Chandler Place	(NAME) PO BOX 26419	MAP/PARCEL 86-6A-537
(ADDRESS) Hermitage, TN 37076	(ADDRESS) RICHMOND, VA 23260	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Kevin L. Scott and wife, Mary Scott**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney Camille Fraley, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HER 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

~~Being Lot~~ Unit No. 537 on the Plan of Steeplechase Condominiums, shown as Exhibit "C" to the Master Deed of record in Book ~~6816~~, Page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin L. Scott and wife, Mary Scott by deed from Kevin b. Norris, unmarried of record in Instrument number 20051114-0137204 and filed for record on November 14, 2005, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6816, Page 534, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 537 Chandler Place, 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 GRANTEE(S), HER 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), HER 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 hands this 13 th day of July, 2007.

Kevin L. Scott

Mary Scott

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin L. Scott and wife, Mary Scott, 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 El Paso (county), Colorado (state), this 13 th day of July, 2007.

My Commission Expires:
12/19/2009

Beverly A. Kizer
Notary Public

BEVERLY A KIZER NOTARY PUBLIC STATE OF COLORADO

File Number: 270601389
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

File No.: D-1116

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 537, of Steeplechase, of record in Book 6200, Page 454, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 6816, Page 483, amended in Book 7390, Page 1, said Register's Office, and the By-Laws of record in Book 6816, Page 519, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Steeplechase, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.