Davidson County DEEDWARR
Recvd: 05/05/08 13:33 2 pg
Fees:13.00 Taxes:1039.70

20080505-0046067

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$281,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2008.

Notary Public

My commission expires: May 23, 2009 (AFFIX SEAL)

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 23 2009

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James H. Dill Jr. **Kelli H. Dill**	Franklin American Mortgage	**Map 103-06 Parcel 113**
5624 Knob Road	501 Corporate Centre Dr., suite 400	
Nashville, TN 37209	Franklin, TN 37067	

FOR AND IN 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,

Jay Daniel Scott and Kristen Hansine Scott, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James H. Dill Jr. and Kelli H. Dill, husband and wife

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. 34, on the Plan of Brookside Courts Addition No. 2, of record in Book 1835 , Page 47 , 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 Jay Daniel Scott and wife, Kristen Hansine Scott, by Warranty Deed from Cynthia M. McLean, an unmarried woman , of record in Instrument No. 20060508-0053342, Register's Office for Davidson County, Tennessee.

TOGETHER with those certain easements for driveway purposes granted in Book 5223, Page 847, and in Book 5224, Page 96, and in Book 5224, Page 93, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (____) property, known as: **5624 Knob Road, Nashville, TN 37209**

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 my/our hand(s) this **1st** day of **May, 2008.**

Jay Daniel Scott

Kristen Hansine 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 **Jay Daniel Scott and Kristen Hansine Scott, husband and wife,** the bargainor, 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 Nashville, Tennessee, this 1st day of **May, 2008.**

Diana A. Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: Nov 28, 2011