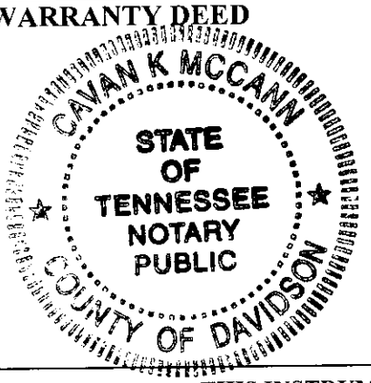
(1)

File No. 280500363

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 09/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/02/08 15:58 2 pgs
Fees:13.00 Taxes:591.63
20080602-0056127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Randall	Pinnacle National Bank	075-12-0B-064.00CO
(NAME) 532 Leslie Ann Court	(NAME) 211 Commerce Street, Ste 300	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37201	
(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, ***Larry Kenneth Scarbrough and Jo Anne Scarbrough, husband and wife***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Chris Randall, an unmarried man, and Emily Dickson an unmarried woman, as Joint Tenants,*** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51 on the Plan of Brookside Woods, First Revision, Phase Two, Section Three, a Planned Unit Development as of record in Instrument number 20000512-0048125, 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 Larry Kenneth Scarbrough and Jo Anne Scarbrough, husband and wife by Deed dated September 28, 2000 from FOX RIDGE HOMES, INC. of record in Instrument number 20001009-0099991, Register's Office for said County.

Subject to all matters as set forth per Instrument number 20000512-0048125, Register's Office of said County.

Utility Easement as shown of record in Deed Book 5609, Page 627, Register's Office for said County.

Subject to Homeowner's Association Dues.

Sewer Easement as shown of record in Deed Book 11256, Page 436; Book 11497, Page 577, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10451, Page 506, Register's Office for said County.

Quitclaim to HOA for common area as shown of record in Deed Book 11450, Page 112, Register's Office for said County.

Subject to all matters as set forth per Boundary Plat Book 9700, Page 350; Book 9700, Page 362, Register's Office of said County.

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 532 Leslie Ann Court, 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), THEIR 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), 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 hands this 30th day of May, 2008.

Larry Kenneth Scarbrough

Jo Anne Scarbrough

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry Kenneth Scarbrough and Jo Anne Scarbrough, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280500363

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122