Davidson County DEEDWARR
Recvd: 06/06/08 15:18 2 pg
Fees:13.00 Taxes:508.75
20080606-0058508

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080217

Record & Return to:
CLG Title and Escrow Services, LLC
1104 Fatherland St, Ste. B.
Nashville TN 37206

Send Tax Bills To:
Countrywide Bank, FSB
1520 Memorial Blvd, Ste 104
Murfreesboro, TN 37129

New Owner is:
James M. Scott
637 Larchwood Drive
Nashville, TN 37214

MAP: 097-09-0

PARCEL: 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amy L. Gibson and husband, Charles Gibson, III**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James M. Scott and Kimberly A. Pond**, both unmarried, as joint tenants with rights of survivorship hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hickory Bend, Section 7, a plat of which is of record in Plat Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy L. Gibson and husband, Charles Gibson, III, by Warranty Deed from Ronald T. Bare and wife, Robin S. Bare, dated 5-13-05 and recorded 5-17-05 in Instrument No. 20050517-0055394, Register's Office for Davidson County, Tennessee.

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

Improved property known as: **637 Larchwood Drive, Nashville, TN 37214**

JS CDGIII

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of May, 2008.

GRANTOR(S):

AMY L. GIBSON

CHARLES GIBSON, III

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **AMY L. GIBSON AND HUSBAND, CHARLES GIBSON, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 28th day of May, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires: _____

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$137,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 28th day of May, 2008.

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 3-20-2010