WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17th** DAY OF **October, 2008**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

Davidson County DEEDWARR
Recvd: 10/23/08 08:19 2 pgs
Fees:13.00 Taxes:592.00

20081023-0105986

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-090028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry A. Parker	**SAME**	**084-04-0A-317.00 CO**
(NAME) **317 Autumn Chase Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Paul R. Scragg, a widower,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry A. Parker,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 317, AUTUMN CHASE Condominiums, as shown on plat of record in Plat Book 6900, Page 609 and in Master Deed in Book 7718, Page 418, (which was incorrectly typed as 481on the prior Warranty Deed), in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Paul R. Scragg, a widower by Warranty Deed from Robert C. McCracken, II, recorded on the 12th day of January, 2000 in Instrument No. 200001120004196, in the Register's Office of Davidson County, Tennessee.

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

This is unimproved ☐
This is improved ☒ property, known as **317 Autumn Chase Drive, Nashville, TN 37214**
(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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **October, 2008**.

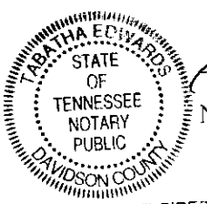
Paul R. Scragg

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Paul R. Scragg**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 10/17/2008.



NOTARY

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
November 7, 2011