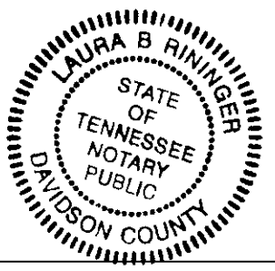
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Scott and Kate Scott	First Community Mortgage	126-15-A-121CO
(NAME)	(NAME)	Davidson County DEEDWARR
7961 Boone Trace	1610 S. Church Street, Suite A	Recvd: 11/17/08 15:10 2 pgs
(ADDRESS)	(ADDRESS)	Fees:13.00 Taxes:710.40
Nashville, TN 37221	Murfreesboro, TN 37130	20081117-0113367
(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, Jon G. Hopper, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Scott and wife, Kate Scott 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. 260 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plan Book 9700, Pages 316 and 317 and corrected in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jon G. Hopper, unmarried by Warranty Deed dated August 27, 2004 from Brian L. Reichard and wife, Kimberly Reichard of record in Instrument Number 20040901-0105723, Register's Office for Davidson County, TN.

The subject property was not the marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 7961 Boone Trace, Nashville, TN 37221
(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.

Witness our hands this 13th day of November, 2008.

Jon G. Hopper

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon G. Hopper, the within named bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 13th day of November, 2008.

Commission expires: 01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206