07

REALTY TITLE

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28865-06-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $226,000.00. Amanda McClain Affiant Subscribed and sworn to before me this 4th day of August, 2009. Deborah K. Devine Notary Public My Commission Expires: 11-7-2012

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jennifer A. Sepate 4909 John Hager Road Hermitage, TN 37076	**Send Tax Bills To:** Suntrust Mortgage Inc 401 Commerce St., Ste 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 097-16-0-A-019.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian M. Scott and wife, Jamie D. Scott**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer A. Sepate** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4909 John Hager Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of August, 2009.

Brian M. Scott
Brian M. Scott

Jamie D. Scott by Brian M. Scott AIF
Jamie D. Scott
BY: Brian M. Scott, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian M. Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2009.

NICHOLAS S. AIKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian M. Scott**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Jamie D. Scott**, and is authorized by the said **Jamie D. Scott** to execute this instrument on her behalf.

Witness my hand, at Office, this 4th day of August, 2009.

NICHOLAS S. AIKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans: T20090054040 DEEDWARR
Recvd: 08/07/09 12:44 2 pgs
Fees: 13.00 Taxes: 836.20

20090807-0074582

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of First Revision, The Peninsula, Phase One, as of record in Plat Book 9700, page 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian M. Scott etux Jamie D. Scott by Deed dated 07/11/2003 from Kenneth K. Parrish etux Yvonne C. Parrish of record in Instrument No. 20030714-0098201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for The Peninsula of record in Book 9564, page 693, amended in Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, and Book 11258, page 85, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to the By-Laws of Peninsula Homeowners Association, of record in Book 10973, page 39, amended in Book 11181, page 371, Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010418-0038172, Register's Office for Davidson County, Tennessee. (Common Area)
5. All matters appearing on the Plan of record as Book 9700, page 8, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 854, Register's Office for Davidson County, Tennessee.
7. Easement for public utilities of record in Instrument No. 20010328-0029697, Register's Office for Davidson County, Tennessee. (Common Area)

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067