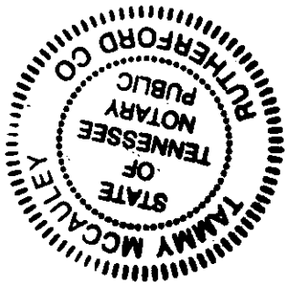
File No. 210030437

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-19-13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100028579 DEEDWARR
Recvd: 05/12/10 12:12 2 pgs
Fees:13.00 Taxes:384.80
20100512-0036548

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Seth R. Alder | Fifth Third Mortgage Company | MAP 07605000700 |
| (NAME) | (NAME) | |
| 717 Hidden Hill Drive | 5050 Kingsley Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Cincinnati, OH 45263 | |
| (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, **Marvin Scott and wife, DiAnne Scott**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Seth R. Alder and wife, Sarah B. Alder,** , 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. 6 on the Plan of HIDDEN HILL, as shown by plat of record in Plat Book 4860, Page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marvin Scott and wife, DiAnne Scott by QuitClaim Deed dated January 15, 2010, from John Reding and wife, Rochelle Reding and filed for record on January 19, 2010, in Instrument No. 20100119-0004234 and Re-Recorded in Instrument No. 20100127-0006851, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 4860, Page 43, Register's Office of said County.

Restrictive Covenants of record in Book 4938, Page 337, 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 717 Hidden Hill Drive, 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 11th day of May, 2010.

Marvin Scott by DiAnne Scott, his attorney in fact

Marvin Scott by DiAnne Scott, his attorney in fact

DiAnne Scott

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DiAnne Scott 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of May, 2010.

Commission expires: 6/5/12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DiAnne Scott, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Marvin Scott, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of May, 2010.

Commission expires: 6/5/12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

**File Number: 210030437**

**RETURN TO:**

Cumberland Title

695 President Place, Suite 202

Smyrna, TN 37167