RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Jason Scott and Sarah Scott 312 Burgandy Hill Trail Nashville, Tennessee 37211	SEND TAX BILLS TO: Bank of America 8018 Powers Ferry Rd. #700 Atlanta, GA 30339	MAP-PARCEL NUMBERS: 172120A16100CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

CHRIS THOENY, a married man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JASON SCOTT and SARAH SCOTT, husband and wife as joint tenants

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Land in Davidson, Tennessee, being Lot No. 67 on the Plan of Section Nine Bradford Hills, as of record in Plat Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chris Thoeny by substitute trustee's deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20100420-0029711 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 7900, Page 6; Book 7900, Page 414; Restrictions of record in Book 8071, Page 531; Book 8069, Page 170; Book 8681, Page 252, all in the Register's Office for Davidson County, Tennessee.

The property being conveyed herein is investment property only and has never been used by the grantor as marital property.

This is improved property known as **312 Burgandy Hill Trail, Nashville, Tennessee 37211.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 25 day of June, 2010.

CHRIS THOENY

BILL GARRETT, Davidson County
Trans:T20100039114 DEEDWARR
Recvd: 06/28/10 10:54 2 pgs
Fees:13.00 Taxes:725.20

20100628-0050184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 10-23-12

RICK PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $196,000.00.

AFFIANT

Sworn to and subscribed to before me this 25th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 10-23-12

RICK PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY