Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott W. McDougal 649-A Hunting Ridge Drive Nashville, TN 37211	New Owner	44-13-46.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110000118 DEEDWARR
Recvd: 01/03/11 09:31 2 pgs
Fees:13.00 Taxes:140.60
20110103-0000183

Subscribed and sworn to before me, this the 30th day of December, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Angela Michelle Long, a single woman and Howard Anthony Stevens, a single man, as tenants in common with the right of survivorship, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Scott W. McDougal, a single man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 19, SECTION TWO, THE KNOLL, as shown on plat of record in Plat Book 2854, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela Michelle Long and Howard Anthony Stevens, tenants in common with the right of survivorship by Warranty Deed from Samuel Scott Eidson and wife, Rose A. Eidson, recorded on the 3rd day of April, 1995 in Deed Book 9634, Page 950, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **1000 Anita Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **December, 2010.**

GRANTOR(S)

Angela Michelle Long

Howard Anthony Stevens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Angela Michelle Long and Howard Anthony Stevens** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **December, 2010.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013