WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053742 DEEDWARR
Recvd: 08/31/11 09:43 2 pgs
Fees:13.00 Taxes:1746.40
20110831-0067383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2011.

Dorothy E. Walker
Notary Public

MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Frederick Scott	New Owner	117-08-0-000.00
(NAME)	(NAME)	
2918 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Clifford M. Athey and wife, Heather K. Athey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Frederick Scott, an unmarried man 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 County, Tennessee, being Unit No. A in The Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, located on Oakland Avenue, Nashville, Davidson County, and described in the Declaration of Covenants, Conditions and Restrictions and By-Laws for Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing as Instrument No. 20050907-0107773, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to CLIFORD ATHEY AND WIFE, HEATHER ATHEY, by deed from THE LEWIS COMPANY OF TENNESSEE, LLC, of record as Instrument No. 20051012-0123180, dated October 6, 2005, said Register's Office. Then being further conveyed to CLIFFORD M. ATHEY AND WIFE, HEATHER K. ATHEY, by Quitclaim Deed from CLIFORD ATHEY AND WIFE, HEATHER ATHEY, of record as Instrument No. 20090630-0060629, dated June 4, 2009, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing in the Declaration of Covenants, Conditions and Restrictions and By-Laws for Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050907-0123180, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2918 Oakland Avenue, Nashville, TN 37212
(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 19th day of August, 2010.

Clifford M. Athey
By: [signature], attorney-in-fact
Clifford M. Athey
By: Paul F. Soper, attorney in fact

Heather K. Athey
By: [signature], attorney-in-fact
Heather K. Athey
By: Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Clifford M. Athey and wife, Heather K. Athey, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Clifford M. Athey and wife, Heather K. Athey.

Witness my hand and official seal at Office, this 22ND day of August, 2011

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.