THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020287**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,000.00/ Affiant Subscribed and sworn to before me, this5th day of April, 2012. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120025707 DEEDWARR
Recvd: 04/09/12 14:28 2 pgs
Fees:13.00 Taxes:847.30
20120409-0030166

WARRANTY DEED

Address New Owner: Tamara McLean and Mark McLean 7904 Oakfield Grove Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 18-11A-252.00CO

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, **Timothy Scott, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tamara McLean and husband, Mark McLean** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 833 on the Final Plat, Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Scott, unmarried by Warranty Deed from Stephen Jacobs, an unmarried man and Geoffrey B. Owen, II and Kathy L. Owen, husband and wife, recorded on the 4th day of November, 2009 in Instrument No. 20091104-0101894, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN OAKS SUBDIVISION, PHASE EIGHT, as recorded in Instrument No. 20050906-0106510.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238, 20100414-0028160 and 20101206-0096935.

Terms and provisions of by-Laws of Autumn Oaks Homeowners Association, Inc. recorded in Instrument No. 20010912-0099443.

Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

Easement for Graveyard, recorded in Book 261, Page 284 and Book 6704, Page 397.

Easement for Right of Way to Gulf Interstate Gas Company, recorded in Book 2245, Page 271 with Partial Release recorded in Book 6968, Page 25.

Rights of the public to the use of that part of the land described herein within the bounds of Mill Creek Road.

Right of Way Agreement to Columbia Gulf Transmission Company recorded in Book 4240, Page 667 with Partial Release recorded in Book 6968, Page 25.

Contact of Easement recorded in Book 3376, Page 239.

Easement recorded in Book 475, Page 547.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7515, Page 298 and Book 9343, Pages 196 and 199.

Easement for Stormwater Detention Agreement, recorded in Book 7760, Page 970.

This is improved property located at 7904 Oakfield Grove Brentwood TN 37027.

Mary Elizabeth Parks also known as Elizabeth Parks Scott, wife of Timothy Scott, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of April, 2012.

Timothy Scott

Mary Elizabeth Parks also known as Elizabeth Parks Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Scott and Mary Elizabeth Parks also known as Elizabeth Parks Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014