File No.0201120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120055254 DEEDWARR
Recvd: 07/27/12 10:17 2 pgs
Fees:13.00 Taxes:941.65
20120727-0066254

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00

Catherine Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2012

Notary Public

MY COMMISSION EXPIRES: 6/24/13 (AFFIX SEAL)

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael Scott	Regions Bank d/b/a Regions Mortgage	172-03-0A-120 CO
(NAME) 5953 Woodlands Ave	(NAME) 2050 Parkway Office Circle RCN 6	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(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, **Agustin Baez and wife, Alicia Baez,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **David Michael Scott,** and wife Kelly Harp * hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

*Scott

Land in Davidson County, Tennessee, being Lot 15, Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as shown on the plat of record as Instrument No. 20070705-0080225, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Agustin Baez and wife, Alicia Baez, by deed from West End Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20080605-0057767, dated May 30, 2008, said Register's Office.

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 5953 Woodlands Ave., Nashville, TN 37211
(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 20 day of July, 2012.

agustin Baez by Thos G. Andrews, III atty-in-fact.
Agustin Baez by Thomas G. Andrews, III, Attorney-in-Fact

Alicia Baez by Thos G. Andrews, III attorney-in-fact
Alicia Baez by Thomas G. Andrews, III, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of July, 2012 before me personally appeared Thomas G. Andrews, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Agustin Baez and Alicia Baez, and who acknowledged that he executed the same as the free act and deed of Agustin Baez and Alicia Baez.

Witness my hand and official seal at this 20 day of July, 2012.

Commission expires: June 21, 2016

Tonya Burrus
Notary Public

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

File Number:0202120001
RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215