WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,500.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF AUGUST, 2012.

J. Brandon Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-9-2014

THIS INSTRUMENT PREPARED BY
Hall & Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04667 SCOTT JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David B Scott	Ark La Tex Financial Services, LLC	95-7-73.00
2303 Whipple Place	5160 Tennyson Parkway Ste 2000W	
Nashville, TN 37214	Plano TX 75024	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT LYNN CANADY AND WIFE MARJORIE G. CANADY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID B SCOTT , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2303 Whipple Place, Nashville, TN 37214

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/or 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 hereon 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/or 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 hand on the ~~10th~~ 14th day of August, 2012.

Robert Lynn Canady
Robert Lynn Canady

Marjorie G. Canady
Marjorie G. Canady

STATE OF VIRGINIA
COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ROBERT LYNN CANADY AND MARJORIE G. CANADY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Albemarle, Virginia, this 14 day of August, 2012.

Notary Public Sarah S. Howell

My Commission Expires: May 31, 2014

SARAH KAYE SHIFFLETT
Notary Public
Commonwealth of Virginia
7323866
My Commission Expires May 31, 2014

I was commissioned notary as Sarah Kaye Shifflett

BILL GARRETT, Davidson County
Trans:T20120061596 DEEDWARR
Recvd: 08/17/12 12:49 2 pgs
Fees:13.00 Taxes:575.35

20120817-0073973

12-01667 SCOTT JRV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 211, Plan of Merry Oaks, as shown on plat of record in Plat Book 1835, Pages 67 and 68, 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 Robert Lynn Canady and Marjorie G. Canady, husband and wife by Warranty Deed from Susan Catherine Grayson, recorded on the 1st day of October, 2010 in Instrument No. 20101001-0078618, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MERRY OAKS, as recorded in Plat Book 1835, Page(s) 67 and 68, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).