WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120068936 DEEDWARR
Recvd: 09/13/12 11:17 2 pgs
Fees:13.00 Taxes:407.00
20120913-0083139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 10th day of September, 2012

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brandt Scott, et ux.	Metropolitan Bank	122-01 0-A
(NAME)	(NAME)	(MAP)
~~186 Antler Ridge Circle~~ 309 Barton Ferry Ct.	#501 3500 Lakeland Dr	417.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
~~Nashville, TN 37214~~ Lebanon, TN 37087	Flowood, MS 39232	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Kathryn McKenzie Phillips, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Brandt Scott and wife, Sandra A. Scott, husband and wife, as tenants by the entirety, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 6 of Woodland Point, Phase X, a Horizontal Property Regime with Private Elements, located in Nashville, TN, together with Easements as established in the First Supplementary Declaration of Covenants, Conditions and Restrictions of Woodland Point, recorded in Instrument No. 20020725-0089575 as amended in Instrument No. 20020904-0107261, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodland Point, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Thomas M. Phillips, by deed from Cassandra G. Perry, of record in Instrument No. 20110603-0042568, Register's Office for Davidson County, TN. The said Thomas M. Phillips having since died and by his Will probated in Davidson County Probate Court as Docket #11P1448, devises said property onto Kathryn McKenzie Phillips.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 186 Antler Ridge Circle, Nashville, Tennessee 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 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 my/our hand(s) this 10th day of September, 2012.

Kathryn McKenzie Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathryn McKenzie Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY