BILL GARRETT, Davidson County
Trans:T20120080912 DEEDWARR
Recvd: 10/24/12 15:03 3 pgs
Fees:18.00 Taxes:592.00
20121024-0097654

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Begashaw T. Asfaw
304 Paddington Court
Antioch, TN 37013

MORTGAGEE
Regions Bank, d/b/a
2050 Parkway Office Circle
Birmingham, AL 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 151-09-0-A
PARCEL 051.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **The Donald R. and Clorine Scott Living Trust, Donald Richard Scott and Clorine Scott, Trustees,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Begashaw T. Asfaw, unmarried,** hereinafter called the Grantees, their 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 Lot No. 51 on the plan of Long Hunter Chase, Phase 1, Section 2, of record in Book 9700 page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Donald R. and Clorine Scott Living Trust, Donald Richard Scott and Clorine Scott, Trustees, by Quitclaim Deed from Donald R. Scott and wife, Clorine Scott, dated August 16, 2003 and filed of record in Instrument No. 20030827-0124648, Register's Office for Davidson County, Tennessee. Donald R. Scott and Donald Richard Scott are one and the same person. The said Donald R. Scott and Clorine Scott are both deceased, leaving Donna I. Stovall and Felicia Chouree Culberson as Co-Successor Trustees as shown in The Donald R. and Clorine Scott Revocable Living Trust Agreement dated August 12, 2003.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9430, Page 251, Book 9534, Page 938, and in Book 9534, Page 942; ByLaws of record in Book 9430, Page 279; Charter of record in Book 9433, Page 953; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 638, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **304 Paddington Court Antioch, TN 37013.**

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 17th day of October, 2012.

The Donald R. and Clorine Scott Living Trust

By Donna D. Stovall Trustee
Donna I. Stovall, Co-Successor Trustee

STATE OF Tennessee
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donna I. Stovall, Co-Successor Trustee of The Donald R. and Clorine Scott Living Trust, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2012.

NOTARY PUBLIC

MARK C. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires July 18, 2015

My Commission Expires: 7-18-15

Witness our hands this 17th day of October, 2012.

The Donald R. and Clorine Scott Living Trust

By: Felicia Chouree Culberson, Trustee
Felicia Chouree Culberson, Co-Successor Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Felicia Chouree Culberson, Co-Successor Trustee of The Donald R. and Clorine Scott Living Trust, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Begashaw T. Asfaw
AFFIANT

Subscribed and sworn to before me this 17th day of October, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16