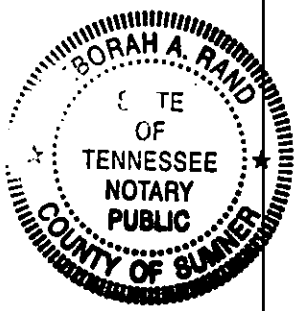
File No. 121095

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,344,500.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Moss Wilson, Trustee	Same as new owner	130-12-0A-043.00
(NAME)	(NAME)	
4 Strawberry Hills		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph H Scarlett Jr. and wife, Dorothy F. Scarlett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Moss Wilson, as Trustee of the BWDKW Trust dated October 26, 2012, 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 Number 43 on the plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph H. Scarlett, Jr. and wife, Dorothy F. Scarlett by Warranty Deed from Steve Horrell and wife, Kay F. Horrell dated 2/16/90 and recorded 2/16/90 in Book 8047, Page 709, Register's Office for Davidson County, Tennessee.

Beth Molteni executed this instrument on behalf of Joseph H Scarlett Jr. and wife, Dorothy F. Scarlett pursuant to a Power of Attorney of record in Instrument No. 20121031-0100017, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Protective Covenants, Conditions and Restrictions & By-Laws of record in Book 6377, Page 18 (re-recorded in Book 6545, Page 799); amended in Book 8990, Page 50 and Book 11298, Page 935; amended and restated in Instrument Number 20010629-0068967; amended By-Laws of record in Book 7663, Page 468 and Book 8919, Page 45; HOA Charter of record in Book 6493, Page 884, amended in Bo9ok 7545, Page 405 and Book 7841, Page 73; Access, Use and Utility Easement Agreement specific to Lot 43 of record in Book 11412, Page 590; Water Main Easement of record in Book 6434, Page 786; Sanitary Sewer and/or Storm Drainage Easements of record in Book 6548, Page 98, Book 6581, Page 77 and Book 6581, Page 80; Water Line Easement of record in Book 1108, Page 379; Water Main Easement of record in Book 1181, Page 486; Transmission Line Easement of record in Book 2296, Page 303; and all matters shown on plat of record in Plat Book 6250, Pages 128 and 129 and Surveyor's Certificate of Correction of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120082952 DEEDWARR
Recvd: 10/31/12 12:45 2 pgs
Fees:13.00 Taxes:4974.65
20121031-0100018

File No. 121095

unimproved ☐

This is improved ☒ property, known as 4 Strawberry Hills, Nashville, TN 37215

(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 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 29th day of October, 2012.

Joseph H. Scarlett Jr. by Beth Molteni attorney-in-fact

Joseph H Scarlett Jr.

Dorothy F. Scarlett by Beth Molteni, attorney-in-fact

Dorothy F. Scarlett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth Molteni with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Joseph H Scarlett Jr. and wife, Dorothy F. Scarlett as their Attorney in Fact as the free act and deed of the within named Joseph H Scarlett Jr. and wife, Dorothy F. Scarlett.

Witness my hand and official seal this 29th day of October, 2012.

Commission expires:

Notary Public

