BILL GARRETT, Davidson County
Trans:T20120095191 DEEDWARR
Recvd: 12/12/12 14:56 2 pgs
Fees:13.00 Taxes:1073.00

20121212-0114641

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-12-0911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Christopher B Thomas
Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher B. Thomas	SWBC Mortgage	
911 Woodmont Blvd	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) San Antonio, TX 78216	118-09-0-228.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON W. SCOTT AND TRISHA SCOTT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER B. THOMAS, SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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. 3 ON THE PLAN OF THE FIRST ADDITION, WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 974, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, WHICH IS A SUBDIVISION OF AN UNNUMBERED TRACT AND PART OF A CLOSED STREET SHOWN ON THE MAP OF WOODMONT BOULEVARD, SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 32. REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODMONT BOULEVARD,. THE COMMON CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 215.8 FEET TO A POINT; THENCE SOUTHWESTERLY 30 FEET TO A COMMON CORNER OF LOTS NOS. 3 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 110 FEET TO THE COMMON CORNER OF LOTS NOS. 3 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 110 FEET TO THE COMMON CORNER OF LOTS NOS. 3, 4 AND 5, AT A CONCRETE MONUMENT; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 3 AND 4, NORTHERLY 146 FEET TO THE SOUTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF SAME, EASTERLY 85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AARON L. SCOTT AND WIFE, TRISHA SCOTT BY DEED FROM ROBERT CHRISTOPHER HERBERT SAWYER, MARRIED OF RECORD AT INSTRUMENT NO. 20090623-0058185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2009 AND RECORDED ON JUNE 23, 2009, FURTHER CONVEYED TO AARON W. SCOTT AND TRISHA SCOTT, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM AARON W. SCOTT WHO ERRONEOUSLY ACQUIRED TITLE AS AARON L. SCOTT AND WIFE, TRISHA SCOTT OF RECORD AT INSTRUMENT NO. 20120802-0068460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 30, 2012 AND RECORDED ON AUGUST 2, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1113, PAGE 296; PLAT BOOK 1130, PAGE 2; PLAT BOOK 974, PAGE 83; AID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 911 Woodmont Blvd, Nashville, Tennessee 37204
(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 hand(s) this 11th day of December, 2012.

Aaron W. Scott

Trisha Scott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron W. Scott and Trisha Scott, the within named bargainor, 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 the 11th day of December, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903