BILL GARRETT, Davidson County
Trans:T20130002666 DEEDWARR
Recvd: 01/10/13 10:15 2 pgs
Fees:13.00 Taxes:307.10

20130110-0003212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $83,000.00 (Eighty Three Thousand).

Cari Tiist
AFFIANT

Subscribed to and sworn before me this 4th day of January, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/10/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARIAL SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jimmy Troy Parks and Heather Leah Parks 1105 Greenland Ave Nashville,TN 37216	Magna Bank 6525 Quail Hollow Road, Ste. 300 Memphis, TN 38120	061-11-0-235

WARRANTY DEED

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, I/WE, **ESTATE OF LORETTA JUNE SCOTT, CINDY JUNE SCOTT, EXECUTRIX, AND HEIRS AT LAW JAMES B. SCOTT, JR., CINDY JUNE SCOTT, ANTHONY WAYNE SCOTT, AND JAY ALAN SCOTT,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO, **JIMMY TROY PARKS AND HEATHER LEAH PARKS,** husband and wife HEREINAFTER CALLED THE **GRANTEE(S)**, 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 a part of Lot No. 3 on the Plan of Greenland Tract of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north margin of Greenland Avenue at the southeast corner of the property conveyed to D. W. Seay by deed in Book 846, Page 316, Register's Office for Davidson County, Tennessee; thence along said Seay's line, northerly 247.33 feet to a point; thence easterly 85.35 feet to the northwest corner of the property conveyed to Josephine Ray by deed of record in Book 1195, page 278, Register's Office for Davidson County, Tennessee; thence with Ray's westerly line, southerly 259.2 feet to the north margin of Greenland Avenue; thence with the margin of the same, westerly 84.84 feet (87.5et field measurement) to the beginning.

Being the same property conveyed to James B. Scott and wife, Loretta K. Scott by deed from Emma G. Smith, unmarried of record in Book 4569, Page 991, in the Register's Office for Davidson County, Tennessee. James B. Scott having predeceased Loretta K. Scott also known as Loretta June Scott. The Last Will and Testament of Loretta June Scott is Probated in the Seventh Circuit Court of Davidson County, Tennessee and of record in Probate 13P-18. Pursuant to the Last Will and Testament of Loretta June Scott the subject property being left to her Heirs at Law James B. Scott, Jr., Cindy June Scott, Anthony Wayne Scott and Jay Alan Scott which join in this conveyance.

Cindy J. Scott, Executes this instrument as Attorney-in-Fact on behalf of James B. Scott, Jr., Anthony Wayne Scott and Jay Alan Scott, pursuant to the Power of Attorney being recorded in Instrument #_____, _____ and _____, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1105 GREENLAND AVE** **NASHVILLE,TN37216**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

#20130110-0003209
#20130110-0003210
#20130110-0003211

Cop

LTSR Number: GTE File: 2012

WITNESS, this 4th day of January, 2013

Cindy June Scott, Executrix
Cindy June Scott, Executrix

James B. Scott, Jr.
BY: James B. Scott, Jr. by Cindy J. Scott, attorney in fact
Cindy J. Scott, Attorney-in-Fact

Cindy June Scott, Individual
Cindy June Scott

Anthony Wayne Scott
BY: Anthony Wayne Scott, by Cindy J. Scott, attorney in fact
Cindy J. Scott, Attorney-in-Fact

Jay Alan Scott
BY: Jay Alan Scott by Cindy J. Scott, Attorney in Fact
Cindy J. Scott, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cindy June Scott** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Executrix of The Estate of Loretta June Scott , the within named bargainor, a Executrix, and that as such Executrix being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of The Estate of Loretta June Scott, by the said Cindy June Scott as such Executrix.

Witness my hand and official seal on this the 4th day of January, 2013.

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

Deborah Tubbs
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cindy June Scott** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of January, 2013.

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

Deborah Tubbs
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cindy J. Scott**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **James B. Scott, Jr., Anthony Wayne Scott and Jay Alan Scott**, and acknowledged that she executed that same as the free act and deed of the said **James B. Scott, Jr., Anthony Wayne Scott and Jay Alan Scott**.

WITNESS my hand and official seal this the 4th day of January, 2013.

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

Deborah Tubbs
Notary Public

Commission Expires: _____