WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/13 16:27 3 pgs
Fees:18.00 Taxes:640.10
20130502-0044611

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,000.00.

Hallie Stanwell
Affiant

Subscribed and sworn to me on May 2, 2013.

Lindsey G. Boswell
NOTARY PUBLIC

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karen Bybee 109 Newsom Green Nashville, TN 37221	Same	142-07-0- CO/9000 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Estate of Bobbie Jean Goodson Scott, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Karen Bybee, unmarried, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 90 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the First Amendment to master Deed for Ashley Green, of record in Book 7482, page 312, and in Book 7467, page 279, and in Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;
>
> TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.
>
> Being the same property conveyed by Warranty Deed from Rochford Realty and Construction Co., Inc. to Bobbie J. Scott of record in Book 9524, page 666. Register's Office for Davidson County, Tennessee. Bobbie J. Scott has since died. According to her Last Will and Testament, all real property was to be held, administered and distributed as part of her probate estate, probated in the Probate Court for Davidson County, Tennessee, Docket No. 13P-550.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

The Estate of Bobbie Jean Goodson Scott

BY: _____
Jeffrey T. Goodson, Executor

BY: _____
Kaye G. Dennison, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2013, before me, the undersigned Notary Public, personally appeared Jeffrey T. Goodson and Kaye G. Dennison, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2013.

_____
Notary Public
My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14