WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 31143 (Davidson County File Box 9-B)	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Smith and Alan Strauss	Shelter Mortgage	091 09 0 238.00
(NAME)	(NAME)	
533 Eastboro Drive	4301 Hillsboro Road, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KAREN FORD MANUM NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 9, 2015

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, **Bradley Scott, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neil Smith, and wife, Tara S. Smith and Alan Strauss and wife, Laura B. Strauss** as tenants in common, 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 Unit A, together with the appurtenant interest in the common elements of Eastboro Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20121219-0117048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 26 on the Plan of E.T. Brown's Subdivision, of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bradley Scott, LLC by deed dated November 1, 2012, from Cobb Commercial Properties , LLC, and Mary E. Cobb of record at Instrument No. 20121106-0102495 and by Deed of Correction of record in Instrument # 20130610-0058536, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 533 Eastboro Drive, Nashville, TN 37209

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, has 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,

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Fees:13.00 Taxes:703.00
20130610-0058537

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 **7th** day of **June, 2013**

Bradley Scott LLC

BY:

Bradley Scott Troxel, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bradley Scott Troxel with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Bradley Scott, LLC and that he is authorized by Bradley Scott, LLC to execute this instrument on behalf of Bradley Scott, LLC and for the benefit of Bradley Scott, LLC.

Witness my hand and official seal, this **7th** day of **June, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016