PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130055738 DEEDWARR
Recvd: 07/01/13 14:15 3 pgs
Fees:18.00 Taxes:1480.00
20130701-0067680

W & I Ref: DM Title No: 52681

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Georgeanne B. Chapman **4400 Belmont Park Terrace#247** **Nashville, Tennessee 37215**	SAME

TAX MAP-PARCEL NUMBERS: 131070B24700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis Daniel Scott and spouse, Ann S. Scott**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Georgeanne B. Chapman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building site No. 247 on the Plan of Arden Place, Section X of record in Book 5210, page 218, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lewis Daniel Scott and spouse, Ann S. Scott by Warranty Deed from John F. Sawyer and spouse, Patricia F. Sawyer, dated April 1, 1998 and recorded on April 2, 1998 of record in Book 10868, page 355, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, Page 218, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Doc. No. 20070816-0098235, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Ann S. Scott by Lewis Daniel Scott pursuant to a Power of Attorney executed by her on the 27th day of April, 1998, of record in Instrument No. 20130624-0064671, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference. Lewis Daniel Scott is one and the same person as Lewis Daniel Scott, III as shown on the fact of said Power of Attorney.

This is improved property, known as: 4400 Belmont Park Terrace # 247, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2013 .

Lewis Daniel Scott

Ann S. Scott by Lewis Daniel Scott, Atty in Fact

State of TENNESSEE
County of DAVIDSON

On this 28th day of June, 2013 , before me the undersigned authority, personally appeared **Lewis Daniel Scott** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Georgeanne B. Chapman
Affiant

Sworn and subscribed before me this 28th day of June, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

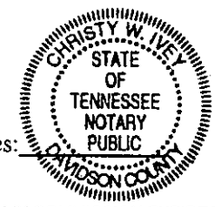
MY COMMISSION EXPIRES: March 3, 2015

Notary Public

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 , **Lewis Daniel Scott** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ann S. Scott** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2013



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Lewis Daniel Scott and spouse, Ann S. Scott

TO: Georgeanne B. Chapman

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

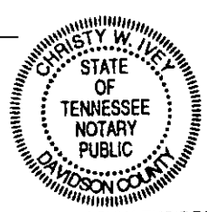
Lewis Daniel Scott, Affiant

Sworn to and subscribed before me this

28th day of June, 2013

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
March 3, 2015