WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-2-13
(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-14849

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John F. Taylor, Jr.	Peoples Home Equity	Parcel ID:
6076 Hagars Grove Pass	2685 N. Mt. Juliet Rd.	098100A03600CO
Hermitage, TN 37076	Mt. Juliet, TN 37122	

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, we

Alex V. Scott and wife, Tahirah S. Scott

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John F. Taylor, Jr. , an unmarried man

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:

BEING Lot No. 19, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alex V. Scott and wife, Tahirah S. Scott by deed from Frank Batson Homes, Inc. of record in Instrument 20070125-0010063, said Register's Office, dated January 24, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20040603-0065607, said Register's Office.

This conveyance is subject to: (1) 2013 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Instrument 20050708-0079562, said Register's Office; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 20030827-0124254, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20030603-0075394, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6076 Hagars Grove Pass, Hermitage, TN 37076

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, 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 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 12th day of June, 2013.

Alex V. Scott

Tahirah S. Scott

BILL GARRETT, Davidson County
Trans:T20130056743 DEEDWARR
Recvd: 07/03/13 11:22 2 pgs
Fees:13.00 Taxes:943.50

20130703-0068879

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 Alex V. Scott and Tahirah S. Scott, 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 at Nashville, Tennessee, this 12th day of June, 2013.

My Commission Expires: 9/9/14

Notary Public

