BILL GARRETT, Davidson County
Trans: T20130057481 DEEDWARR
Recvd: 07/05/13 13:53 2 pgs
Fees: 13.00 Taxes: 1295.00

20130705-0069878

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2013 Notary Public MY COMMISSION EXPIRES: 07/08/13 (AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

*L. *Melanie THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan ~~X~~ Scott and ~~XXXXX~~ Scott	New Owner	114-07-0-025.00
(NAME)	(NAME)	
7541 Oakhaven Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brain M. Sipple and Mari A. Carruba**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan *~~X~~L. Scott and ~~XXXXX~~ *Melanie B. Scott, husband and wife**, 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 all of Lot No. 25, Oakhaven Subdivision, Section 5, of record in Instrument No. 20020618-0073568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Brian M. Sipple and wife, Mari A. Carruba by deed from Brian M. Sipple and wife, Mari A. Carruba aka Maria A Carruba dated February 28, 2006, of record in Instrument No. 20060302-0024251, Register's Office for Davidson County, Tennessee.

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 7541 Oakhaven Trace, 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, 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.

BS
MAC

Witness our hands this **2nd** day of **July, 2013**

Brain M. Sipple

Mari A. Carruba

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, the undersigned authority, **Brain M. Sipple and Mari A. Carruba**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **July, 2013**

Notary Public

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My commission expires: _____