WARRANTY DEED

BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20130071272 DEEDWARR
Recvd: 08/19/13 11:40 3 pgs
Fees:18.00 Taxes:3122.80

20130819-0086922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$844,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 3·8·2016

(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Thacker	Morris Bank	**Map 131-8**
(NAME)	(NAME)	
4415 Granny White Pike	301 Bellevue Avenue	**Parcel 1.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Dublin GA 31021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KENNETH F. SCOTT AND WIFE, SHERRY W. SCOTT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY THACKER,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **4415 Granny White Pike, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of July, 2013.

Kenneth F. Scott

Sherry W. Scott

ACKNOWLEDGMENT

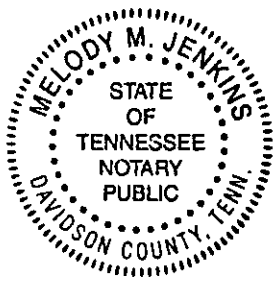
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Kenneth F. Scott and wife, Sherry W. Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2013.

Commission expires:



My Commission Expires MAR. 3, 2014

Notary Public

EXHIBIT A

Legal Description

Tract I;
Land in Davidson County, Tennessee, being the northerly 150 feet of Lot 5 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee; and described according to a survey made by James A. Hamilton, Jr. Surveyor, March 14, 1955, as follows:

Beginning at a point in the center of Granny White Pike, at the northeast corner of that part of said Lot 5 conveyed to Union Development, by deed fro Willis H. Haynes and wife, of record in Book 2439, page 523, said Register's Office; thence with said Union Development Company's northern boundary line, westwardly 267.5 feet to the center of an alley; thence with the same, northwardly 150 feet to the center of Carpathia Avenue, now closed, being the southwest corner of Lot 4 on said plan; thence with the line between Lots 4 and 5, and the center of said closed Avenue, eastwardly 265 feet to the center of said pike; thence with the same, southwardly 150 feet to the beginning.

Tract II:
Being the southerly 50 feet of Lot No. 4 on the Map of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, page 118, Register's Office for Davidson County, described as follows:

Beginning at the center of the intersection of Granny White Pike, formerly Lake Drive, and Carpathia Avenue; thence northwardly with the center of said pike or drive 50 feet; thence westwardly 268 feet, to the center of an alley; thence with said alley, southwardly 50 feet to the center of said Avenue; thence with said Avenue; eastwardly 265 feet to the beginning.

Being the same property conveyed to Kenneth F. Scott and wife, Sherry W. Scott by Warranty Deed from Diane S. Shulman, filed for record December 27, 1989, in Book 8012, page 435, Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, consisting of that parcel of land found by the Chancery Court of Davidson County, Tennessee as having been acquired by the undersigned by adverse possession pursuant to the decree of said Court in the case of Arden Place Home Owners Associating, Inc. vs Mitchell I. Taub, et. al. Docket No. 86-20-II, said decree having been entered on September 15, 1986. A copy of said decree has been placed of record in Book 8856, page 392, Register's Office for Davidson County, Tennessee.

Said Property is further described as being contiguous to and at the rear, or westerly, side of the property conveyed to Kenneth F. Scott and wife, Sherry W. Scott by deed from Diane S. Shulman, of record in Book 8012, page 435, said Register's Office.

Being the same property conveyed to Kenneth F. Scott and wife, Sherry W. Scott by Quitclaim Deed from Diane S. Shulman, of record in Book 8856, page 394 and in Book 8856, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 1118 and 119, said Register's Office.