THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31326-07-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jody McDonald 5146 Southfork Boulevard Old Hickory, TN 37138	Summit Funding , Inc. 2601 Fair Oaks Blvd. Sacramento, CA 95864	Map and Parcel No.: 063 160 C 03900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristi Presley Scott, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jody McDonald, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5146 Southfork Boulevard, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2013.

Kristi Presley Scott
by: _____, Attorney-In-Fact
Kristi Presley Scott
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald G. Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Kristi Presley Scott** and is authorized by the said **Kristi Presley Scott** to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of August, 2013.

Notary Public

My Commission Expires:

KAREM FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2010

BILL GARRETT, Davidson County
Trans:T20130074784 DEEDWARR
Recvd: 08/29/13 09:48 2 pgs
Fees:13.00 Taxes:566.10

20130829-0091182

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 39, together with the appurtenant interest in the common elements of Phase One-Section Two, Hermitage Springs Estates, a horizontal property regime established by Declaration of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, made applicable in Instrument No. 20031031-0160338, amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830 and Instrument No. 20060815-0100265, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Amended Declaration in Instrument No. 20031031-0160338, said Register's Office.

Being the same property conveyed to Michael D. Scott and wife, Kristi P. Scott, by deed dated January 23, 2008, from R. J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080123-0007259, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 20120606-0049175, Register's Office for Davidson County, Tennessee, Michael Dewayne Scott conveyed his interest in subject property to Kristi Presley Scott. Michael D. Scott and Michael Dewayne Scott are one and the same person. Kristi P. Scott and Kristi Presley Scott are one and the same person. See Notary Certificate of Correction recorded as Instrument No. 20130829-0091180, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Estates of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, made applicable in Instrument No. 20031031-0160338, amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830 and Instrument No. 20060815-0100265, and Attorney's Certification in Instrument No. 20010717-0075891, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Hermitage Springs Estates Homeowners Association, Inc., of record in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hermitage Springs Townhomes Homeowners Association, Inc. of record in Instrument No. 20010716-0075385, Register's Office for Davidson County, Tennessee. By Amendment in Instrument No. 20020128-0011789, said Register's Office, the name of the association was changed to Hermitage Springs Estates Homeowners Association, Inc.
5. All matters appearing on the Plan of record as Instrument No. 20010703-0070299, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10644, pages 117, 186, 190 and 194, Register's Office for Davidson County, Tennessee.
8. Easement for ingress/egress of record in Book 6267, pages 296 and 298, Register's Office for Davidson County, Tennessee.
9. Easement for water line of record in Book 8007, pages 232, 237 and 240, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.