THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080044**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00 Affiant Subscribed and sworn to before me, this 6th day of September, 2013. Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130077998 DEEDWARR
Recvd: 09/09/13 14:39 2 pgs
Fees:13.00 Taxes:721.50
20130909-0095092

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald W. Scott, Sr.. 1124 Davidson Rd Nashville TN 37205	New Owner	Tax Parcel ID No. 115-02-0 041.00

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, **Donna K. Bass** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald W. Scott, Sr., a married man, and Ronald W. Scott, II , an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 51, CREST MEADE, SECTION II, as shown on plat of record in Plat Book 2331, Pages 151 and 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard E. Talley wife, Mary Katherine Talley by Warranty Deed from William J. Callison and wife, Patricia L. Callison, recorded on the 14th day of July, 1960 in Deed Book 3100, Page 41, in the Register's Office of Davidson County, Tennessee.

Mary Katherine Beneke Talley died on September 28th, 1992, in Davidson County, Tennessee.

Richard Edward Talley died on February 25th, 2013 in Davidson County, Tennessee, Probate Case Number 13P503 in the Seventh Circuit Court of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Richard Edward Talley filed on April 25th, 2013 and included as the attached Exhibit A, the deceased was survived by Donna K. BAss who join in this conveyance to convey all interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION II, as recorded in Plat Book 2331, Page(s) 151 and 152.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2602, Page 129.

This is improved property located at 1124 Davidson Rd Nashville TN 37205

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of September, 2013.

Donna K Bass

Donna K. Bass

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna K. Bass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2013.

BIBI EPSTEIN
My Commission Expires
March 1, 2016

Notary Public

My Commission Expires: _____