THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040691** BILL GARRETT, Davidson County Trans:T20140038573 DEEDWARR Recvd: 06/03/14 09:09 2 pgs Fees:13.00 Taxes:1479.63 20140603-0047600	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this30th day of May, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: James C. Scott III 107 Page Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13001010400

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, **Duke J. Rose III and wife, Laura H. Rose** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Scott III, unmarried** ("Grantees"), his 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, Lot 3, BLOCK J ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as shown on plat of record in Plat Book 1130, Page 71, 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 Duke J. Rose, III and Laura H. Rose, husband and wife by Warranty Deed from William J. Anderson and wife, Marcie D. Anderson, recorded on the 8th day of June, 2012 in Instrument No. 20120608-0050073, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "J" ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as recorded in Plat Book 1130, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement, recorded in Book 6288, Page 472.

This is improved property located at 107 Page Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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 30th day of May, 2014.

Duke J. Rose III

Laura H. Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Duke J. Rose III and Laura H. Rose, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: _____

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