RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140051839 DEEDWARR Recvd: 07/18/14 09:56 2 pgs Fees:13.00 Taxes:2072.00 20140718-0063811

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011627

MAP - PARCEL NO:
118-08-0G-001.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
JEFFREY T. SUMMERS	SAME	BANCORPSOUTH BANK
15 Twelve Oaks Place		
Madison, MS 39110		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BRANDON FREDERICK SCOTT, married**, have bargained and sold and by these presents do transfer and convey unto **JEFFREY T. SUMMERS**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. A in the Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, located on Oakland Avenue, Nashville, Davidson County, and described in the Declaration of Covenants, Conditions and Restrictions and By-Laws for Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing as Instrument No. 20050907-0107773, Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandon Frederick Scott, an unmarried man, by deed from Clifford M. Athey and wife, Heather K. Athey, of record in Instrument No. 20110831-0067383, Register's Office for Davidson County, Tennessee, dated August 19, 2010 and recorded August 31, 2011.

This is improved property known as 2918 Oakland Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan as shown as an Exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee.
3. Charter for Oakland Primrose Townhomes Homeowner's Association, Inc., of record in Instrument No. 20050906-0106210, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee.
5. Attorney's Certificate of record in Instrument No. 20050913-0109590, Register's Office for Davidson County, Tennessee.

6. Subject to all matters on the Plan of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in and to the common areas and elements.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

AMANDA SCOTT,* wife of **BRANDON FREDERICK SCOTT,** joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to **BRANDON FREDERICK SCOTT.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures this the 11 day of July, 2014.

BRANDON FREDERICK SCOTT

AMANDA SCOTT*

Amanda M. McDougald Scott

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRANDON FREDERICK SCOTT and AMANDA SCOTT,*** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 11th day of July, 2014.

My Commission Expires:
3/6/18

Notary Public

PAUL F. SOREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$560,000.00.**

Affiant

SWORN TO and subscribed before me on this 14th day of July, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

*a/k/a AMANDA M. MCDOUGALD SCOTT