THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071532**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $273,500.00. James Richard McCoy Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Richard McCoy and Jean Marie McCoy 5041 Stonemeade Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 155150A08400CO

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, **Clay Scott** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Richard McCoy and Jean Marie McCoy, Husband and Wife**, ("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 84, STONEMEADE, SECTION 1, as shown on plat of record in Plat Book 6900, Pages 800 and 801, 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 Clay Scott, unmarried by Warranty Deed from Stephanie Grantham-Turner, recorded on the 20th day of August, 2009 in Instrument No. 20090820-0078274, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONEMEADE, SECTION 1, as recorded in Plat Book 6900, Page(s) 800-801 and Boundary Plat of record in Plat Book 6900, Page 799.

Covenants, Conditions and Restrictions as recorded in Book 7701, Page 290, Book 8349, Page 43, Book 8353, Page 101 and Book 8810, Page 840.

Terms and provisions of by-Laws recorded in Book 8517, Page 992.

Charter of Stonemeade Homeowners Association recorded in Book 7920, Page 728.

Open Space recorded in Book 8517, Page 997.

This is improved property located at 5041 Stonemeade Dr Nashville TN 37221

BILL GARRETT, Davidson County
Trans:T20140065934 DEEDWARR
Recvd: 09/04/14 14:29 2 pgs
Fees:13.00 Taxes:1011.95
20140904-0081120

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 29th day of August, 2014.

Clay Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay Scott, 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 29th day of August, 2014.

Notary Public

My Commission Expires: _____

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