BILL GARRETT, Davidson County
Trans:T20140070759 DEEDWARR
Recvd: 09/22/14 12:38 2 pgs
Fees:13.00 Taxes:1035.63
20140922-0086724

WARRANTY DEED

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-9-16

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6502 WARD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott Michael Ward and Krista Mensching Ward	Same U S Bank	180-04-0A-149.00 CO
1109 Hickory Run Court	P O Box 20005	
Nashville, TN 37211	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

AMY L. SCOTT, MARRIED, joined by her spouse, Jason Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT MICHAEL WARD AND WIFE, KRISTA MENSCHING WARD (Scott Michael Ward is also known as Scot Michael Ward)
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 112, SECTION 5, HIGHLAND CREEK, as shown on plat of record in Instrument No. 20040915-0111296, 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 by Quitclaim Deed from Jason Scott to Amy L. Scott as recorded on the 2nd day of July, 2012 in Instrument No. 20120702-0057708; Quit Claim Deed from Jason Scott and wife, Amy L. Scott to Jason Scott as recorded on the 24th day of February, 2009 in Instrument No. 20090224-0016356 and Warranty Deed from Classic Homes BOS, LP to Jason Scott and wife, Amy L. Scott as recorded on the 3rd day of January, 2006 in Instrument No. 20060103-0000691, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, HIGHLAND CREEK, as recorded in Instrument No. 20040915-0111296, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11568, Page 311, Supplementary recorded at Instrument No. 20000413-0037474 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 11568, Page 301.

f. Easement for Ingress and Egress, recorded in Book 5266, Page 40.

g. Easement for Sanitary Sewer, recorded in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10316, Page 569.

h. Easement for Landscape and Irrigation, recorded in Instrument No. 20000622-0062243.

i. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 10569, Page 732.

j. Conveyance of open space recorded at Instrument No. 20041229-0153516.

k. Stormwater Detention Agreement recorded in Book 11338, Page 738.

This is improved property known as 1109 Hickory Run Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand on the 19th day of September, 2014.

Amy L. Scott

Jason Scott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AMY L. SCOTT AND JASON SCOTT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6502 WARD

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067