This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Susan Lott
Harry Minard
6700 Cabot Dr. Apt. D-16
Nashville, TN 37209

SEND TAX BILL TO:
New owner

MORTGAGEE:
Farm Credit Mid-America, FLCA
813 S. Church St.
Murfreesboro, TN 37130

MAP/PARCEL 29-404.00

BILL GARRETT, Davidson County
Trans:T20140073823 DEEDWARR
Recvd: 10/01/14 11:40 2 pgs
Fees:13.00 Taxes:220.15
20141001-0090568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLAUDE E. WAIR, JR., unmarried, and KARREN L. SCOTT, married,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **SUSAN LOTT and HARRY MINARD, wife and husband,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 3rd. Civil District of Davidson County, Tennessee, being further described according to a survey by Tommy E. Walker R.L.S. TN Lic. No. 1465, dated January 15, 1995 and revised June 15, 2006 as follows:

Beginning at a set iron pin in the northerly margin of Bear Hollow Road, said pin being the southeast corner of Tract 4 and the most southwest corner of herein described tract; thence now leaving said margin with the easterly of said Tract 4 N 07°09'51" E, 783.94' to a set iron pin in the southerly line of Tract 8; thence leaving said Tract 4 with said Tract 8 N 80°18'04" E, 501.06' to a set iron pin; thence S 03°03'43" W, 330.00' to a set iron pin in the northerly margin of previous said Bear Hollow Road; thence with margin for the next five calls: thence with a curve to the left (I-23°00'55", R-587.35' & CB-S 39°56'37" W, 234.35') L-235.93'; thence S 22°53'41" W, 139.16'; thence with a curve to the right (I-16°38'33", R-593.63' & CB-S 35°13'26" W, 171.82'); L-172.43'; thence with a curve to the right (I-41°07'37", R-241.17' & CB- S 64°06'31" W, 169.42'), L-173.11'; thence S 84°54'47" W, 118.40'to the point of beginning, containing 7.482 acres, more or less.

The captioned property is also identified as Lot No. 3, Bob Bass Property (Eatons Creek and Bear Hollow Road) according to plat and survey of same appearing of record in Instrument No. 20110818-0063899, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Claude E. Wair, Jr. or Karren L. Scott, by Warranty Deed dated August 12, 2011, of record in Instrument No. 20110818-0063901, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as Lot No. 3, Bear Hollow Rd., Whites Creek, TN 37189.

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, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

Subject property is not now, nor has ever been, the principal residence of Grantor, Karren L. Scott, or her spouse.

WITNESS our hands this 26th day of September, 2014.

Claude E Wair Jr
CLAUDE E. WAIR, JR.

Karen L Scott
KARREN L. SCOTT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CLAUDE E. WAIR, JR.,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 26th day of September, 2014.

Notary Public

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:
JUN 19 2016

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KARREN L. SCOTT.,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 26th day of September, 2014.

Notary Public

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:
JUN 19 2016

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$59,500.00.**

Claude E Wair Jr
AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2014.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: JUN 19 2016