STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-0100D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140074778 DEEDWARR
Recvd: 10/03/14 11:54 2 pgs
Fees:13.00 Taxes:407.00
20141003-0091734

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Duane L. Starr and Patsy R. Starr, husband and wife (NAME)	New Owner (NAME)	149-5-A-222 CO
222 Pepper Ridge Circle (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary L. Scott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duane L. Starr and Patsy R. Starr, husband and wife**, 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 Unit No. 222 on the plan of PEPPER RIDGE CONDOMINIUMS, PHASE III, as shown in the Master Deed and Declaration of Covenants, Conditions, and Restrictions, of record in Book 7466, page 248, together with the By-laws of record in Book 7466, page 307, and the Second Annexation of Land of H.M. Properties, Inc. of record in Book 7779, page 48, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary L. Scott, unmarried from H.M. Properties, Inc., a Tennessee Corp., by Deed dated February 28, 1989, in Book 7789, Page 166, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 42, and as corrected in Book 8163, page 839, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 7497, page 462, Register's Office for Davidson County, Tennessee.

4. Master Deed and Bylaws of record in Book 7466, page 248, Book 7466, page 307, Book 7779, page 48, Book 8026, page 588, Book 8672, page 17, Book 8856, page 867, Book 11634, page 91, and Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantee and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary L. Scott is signed by his/her duly appointed Attorney-in-fact, Thomas G. Scott pursuant to the Power of Attorney recorded in Instrument No. 20141003-0091733 said Register's Office.

This is improved property, known as 222 Pepper Ridge Circle, Antioch, TN 37013.

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 we do covenant with 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 is 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. Whenever 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 my/our hand(s) this 2nd day of October, 2014.

MARY L. SCOTT

By: Mary L. Scott by Thomas G. Scott Attorney-in-Fact
Thomas G. Scott, Attorney In Fact

October 02, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas G. Scott, Attorney In Fact for Mary L. Scott, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of October, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066