BILL GARRETT, Davidson County
Trans:T20140094452 DEEDWARR
Recvd: 12/17/14 12:59 2 pgs
Fees:13.00 Taxes:703.00
20141217-0115428

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Imperial Home Group 3110 Oxford St. Nashville, TN 37216	New Owner	073-09-0-137.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **THE ESTATE OF LARRY STEPHEN SCOTT**, (the "Grantor") have bargained and sold, and hereby transfer and convey, to **IMPERIAL HOME GROUP,** its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44, SECTION 1, HENDERSON GARDENS, as shown on plat of record in Plat Book 2900, Page 75, 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 Wanda Scott to Larry S. Scott, unmarried as recorded on the 30th day of June, 1994 in Deed Book 9393, Page 247 and Warranty Deed from Frank H. Law, Et Ux, Joan D. Law to Larry S. Scott, Et Ux, Wanda Scott as recorded on the 8th day of July, 1987 in Deed Book 7290, Page 776, in the Register's Office of Davidson County, Tennessee. The said Larry S. Scott aka Larry Stephen Scott died intestate July 28, 2014 and Mallory Scott was appointed Adminstratrix of the his estate by pursuant to Letters of Administration, Circuit Court of Davidson County, Probate Division, Docket No. 14P1689.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1814 Willow Springs Drive, Nashville, TN 37216.

Said property is conveyed subject to the following:

1. Davidson County Taxes for the year 2015 and subsequent years, not yet due and payable.
2. All matters shown on the plat of record in Plat Book 2900, Page 75, said Register's Office.
3. Covenants, Conditions and Restrictions of record in Book 3031, Page 604, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 16th day of December, 2014.

The Estate of Larry Stephen Scott

BY: Mallory Scott, Administratrix

Mallory Scott, Administratrix

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $190,000.00.

Affiant

Sworn to and subscribed before me this 16th day of December, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mallory Scott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged herself to be the Administratrix of The Estate of Larry Stephen Scott and that she executed the same as the free act and deed of the estate as such Administratrix.

WITNESS my hand this 16th day of December, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
03/01/2016