WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 08-08-2016

(AFFIX SEAL)

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-08-2016

R-VRES-14-03306

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Stuart Scott	new owner	
(NAME)	(NAME)	**117-08-0-299.00**
942 Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANKLIN W. HANCOCK, IV. AND ANN S. HANCOCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM STUART SCOTT, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Zone Lot Division, Lots 3 & 5, Hawthorne Heights of record in Plat Book 5800, Page 394, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Franklin W. Hancock, IV and wife, Ann S. Hancock by Warranty deed from Mark D. Tanner, married of record in Instrument No. 20050707-0078704 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 07, 2005.
(Value of consideration shown in aforementioned deed $211,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 19, amended in Book 5800, Page 394, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6257, Page 841, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 6213, Page 652 and Book 6229, Page 706, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3306 Belmont Boulevard , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140096603 DEEDWARR
Recvd: 12/26/14 15:45 2 pgs
Fees:13.00 Taxes:1295.00
20141226-0118105

Witness my/our hand(s) this the 18th DAY OF DECEMBER, 2014.

Franklin W. Hancock, IV.

Ann S. Hancock

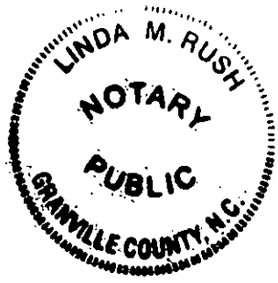
STATE OF North Carolina

COUNTY OF Granville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKLIN W. HANCOCK, IV., 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 th of December, 2014.

Linda M. Rush
Notary Public
My Commission Expires: 7/18/19
(SEAL)



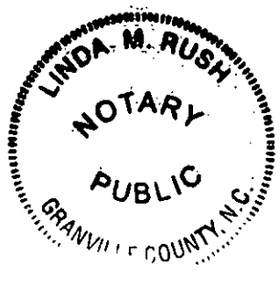
STATE OF North Carolina

COUNTY OF Granville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN S. HANCOCK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 th of December, 2014.

Linda M. Rush
Notary Public
My Commission Expires: 7/18/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ___th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212