Record & Return:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1328

BILL GARRETT, Davidson County
Trans:T20150034584 DEEDWARR
Recvd: 05/05/15 14:39 3 pgs
Fees:18.00 Taxes:499.50
20150505-0040999

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jimmy E Allen Timothy A Scott 635 Sneed Road Franklin, TN 37064	New Owner Timothy A. Scott 1538 Hamden Dr., Nashville, TN 37211	083-12-0-141.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Timothy A. Scott
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2015.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Donna Sue Nixon and Gary Lynn Burgess, being all the heirs at law of Garland O. Burgess, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jimmy E. Allen and Timothy A. Scott, as tenants in common,** 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 170, SECTION 5, ROSEWOOD HEIGHTS, as shown on plat of record in Plat Book 2331, Page 39, 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 to Garland O. Burgess and wife, Virginia Y. Burgess by Warranty Deed from Riverwood Homes, Inc., recorded on the 27th day of December, 1955 in Deed Book 2487, Page 27, in the Register's Office of Davidson County, Tennessee. The said Virginia Y. Burgess died on January 5, 1990 leaving Garland O. Burgess as the surviving tenant by the entirety. The said Garland O. Burgess died on November 28, 2014 and pursuant to the Affidavit of Heirship dated March 23, 2015, of record in Instrument No. 20150505-0040997, Register's Office for Davidson County, Tennessee, the property inherited by Donna Sue Burgess Nixon and Gary Lynn Burgess as the heirs at law of Garland O. Burgess.

Garland O. Burgess was also known as Garland O'Neil Burgess
Virginia Y. Burgess was also known as Virginia Yvonne Bellar Burgess
Donna Sue Nixon Burgess is also known as Donna Sue Nixon

This is improved property located at: **900 Mitchell Road, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable; (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Gary Lynn Burgess, by Donna Sue Nixon pursuant to a Power of Attorney executed by Gary Lynn Burgess on March 24, 2015, of record in Instrument No. 20150505-0040998, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **May, 2015.**

GRANTOR(S)

Donna Sue Nixon

Donna Sue Nixon

Gary Lynn Burgess
by Donna Sue Nixon
his Attny in fact

Gary Lynn Burgess, by Donna Sue Nixon,
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Donna Sue Nixon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **1st** day of **May, 2015.**

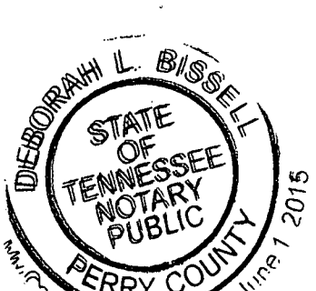


Notary Public
My Commission Expires: 6-1-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Donna Sue Nixon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary Lynn Burgess,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **1st** day of **May, 2015.**



Notary Public
My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Donna Sue Nixon and Gary Lynn Burgess, being all the heirs at law of Garland O. Burgess, deceased

TO: Jimmy E. Allen and Timothy A. Scott, as tenants in common

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Donna Sue Nixon

Donna Sue Nixon, Affiant

Sworn to and subscribed before me this 1st day of May, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1

Notary Public
My Commission Expires: 6-1-15