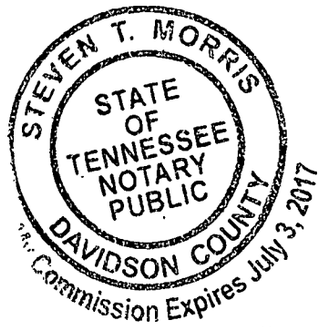
# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Traci L Ferrell
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2015.

Notary Public

My commission expires: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Traci L. Ferrell | Pinnacle Bank | |
| 1309 General Patton Road | 150 3rd Ave S, Suite 900 | 142090E09500 |
| Nashville, TN 37221 | Nashville, TN 37201 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN ROSS SCOTT, UNMARRIED AND JAMES MICHAEL GILMORE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACI L. FERRELL, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1309 on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, according to the Master Deed of record in Book 6226, Page 9, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and Plan in Plat Book 5200, Pages 705 & 706, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Margaret Waller, a single person by Warranty Deed from Anna M. Handford, a single person, of record in Book 9828, page 326, Register's Office for Davidson County, Tennessee, dated October 13, 1995 and recorded on October 16, 1995.

Being the same property conveyed to Benjamin Ross Scott and James Michael Gilmore by Warranty deed from Mary Margaret Waller, now NG of record in Instrument No. 20140409-0029641 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on April 9, 2014. (Value of consideration shown in aforementioned deed $190,000.00.) Being also known as 1309 General Patton Road Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1309 General Patton Road, Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20150046457 DEEDWARR
Recvd: 06/11/15 14:39 2 pgs
Fees:13.00 Taxes:706.70
20150611-0055509

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2015.

Benjamin Ross Scott

James Michael Gilmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Ross Scott and James Michael Gilmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 3, 2017

Notary Public