File Box 8

BILL GARRETT, Davidson County
Trans:T20150046877 DEEDWARR
Recvd: 06/12/15 14:22 3 pgs
Fees:18.00 Taxes:1683.50
20150612-0056012

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57445

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy T. Plummer Stephanie C. Plummer 4811 Abbay Dr. Nashville, TN 37211	Renasant Bank 2001Park Place North, Suite 650 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 161010B11400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$455,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey D. Scott and Rebecca J. Scott**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy T. Plummer and Stephanie C. Plummer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Aberdeen Woods, Phase Three, Section Two, of record in Instrument No. 20010906-0096711, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey D. Scott and wife, Rebecca J. Scott by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated December 20, 2001, recorded December 29, 2001, in Instrument No. 20011229-0144588, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 161010B11400CO. The Plan, with Owner's Certificate, of record in Instrument No. 20010906-0096711, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, Book 11303, page 555, Book 11714, page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, and Instrument No. 20030730-0108227, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Jeffrey D. Scott by Rebecca J. Scott pursuant to a Power of Attorney executed by her/him/them on the 3rd day of June, 2015, of record in Instrument No. 20150612-0056011, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 5133 Glencarron Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2015.

Jeffrey D. Scott
By Rebecca J. Scott, Attorney in Fact
Jeffrey D. Scott

Rebecca J. Scott
Rebecca J. Scott

State of Tennessee

County of Davidson

On this 9th day of June, 2015, before me the undersigned authority, personally appeared **Rebecca J. Scott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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, **Rebecca J. Scott** 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 **Jeffrey D. Scott**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $455,000.00.

Margaret L. Avera
Affiant

Sworn and subscribed before me this 9th day of June, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

EXHIBIT "A"

To
Warranty Deed

FROM: Jeffrey D. Scott and Rebecca J. Scott

TO: Roy T. Plummer and Stephanie C. Plummer

State of Tennessee
County of Davidson

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Rebecca J. Scott, Affiant

Sworn to and subscribed before me this 9th day of June, 2015.

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017