Davidson County	DEEDWARR
Recvd: 06/26/15 11:23	3 pgs
Fees:18.00 Taxes:770.34	
20150626-0061685	

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$208,200.00**. Tammy Duncan Affiant Subscribed and sworn to before me, this the 24 day of June, 2015. Notary Public My commission expires: 3-27-18 (AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Lee Lauren Farmer	Franklin American Mtg.	**Map 098-05-0-A Parcel 035-00co**
6145 Hampton Hall Way	501 Corporate Centre Dr.	
Hermitage, TN 37076	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craig R. Scoby and Jodie I. Scoby, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Lee, an unmarried man, and Lauren Farmer, an unmarried woman, as Tenants By The Entirety With Full Common Law Rights of Survivorship

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 No. 148, on the Plan of Hampton Hall, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Craig R. Scoby and Jodie I. Scoby, husband and wife, by Deed dated January 29, 2000 from Daren K. Rippy and Amanda V. Rippy, husband and wife, of record in Instrument No. 20001002-0096861, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Pages 290 and 291, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat of record in Book 9700, Page 216, said Register's Office. (3) Stormwater Detention Agreement of record in Book 10584, Page 114, said Register's Office. (4) Conveyance of Common Area to Hampton Hall Homeowners' Association, Inc., of record in Book 10420, Page 359, said Register's Office. (5) All matters shown on the Resubdivision of the open space of record in Plat Book 11190, Page 73, said Register's Office. (6) Declaration of Restrictive Covenants of Hampton Hall n/k/a Villages of Hampton Hall of record in Book 10278, Page 527, and Supplemental of record in Book 10301, Page 184, and amended in Book 10444, Page 460, and in Book 10640, Page 947, said Register's Office. (7) Charter of Villages of Hampton Hall Homeowners' Association, Inc., of record in Book 10290, Page 261, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **6145 Hampton Hall Way, Hermitage, TN 37076**

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 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. 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.

Witness my/our hand(s) this 24 day of **June, 2015.**

Craig R. Scoby

Jodie I. Scoby

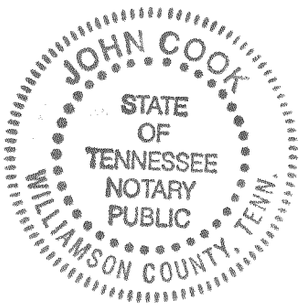
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Craig R. Scoby and Jodie I. Scoby,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **June, 2015.**

Notary Public

My Commission Expires: 2/13/17



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/11/2019

(SEAL)

