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September 9, 2015

BILL GARRETT, Davidson County
Trans:T20150079794 DEEDWARR
Recvd: 09/18/15 15:17 3 pgs
Fees:18.00 Taxes:784.40
20150918-0095203

This instrument prepared by Townsend and Townsend, Attorneys,
58 Tennessee Avenue South, Parsons, Tennessee 38363

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TWO HUNDRED TWELVE THOUSAND AND NO/100 ---------- ($212,000.00) ---------- DOLLARS, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, I, **JAMES H. SCOTT**, as Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **TERESA FAYE STEWART, Trustee of the Teresa Faye Stewart Revocable Trust**, as Grantee, her successors and assigns, certain land located in Davidson County, Tennessee, and described as follows:

Map & Parcel: 142 09 0F 631.00
631 General George Patton Rd

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 631, together with the Carport designated No. 631-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, of record in Book 6900, Page 397, and Surveyor's Certificate of Correction of record in Book 8123, Page 690, as amended in Book 6900, Pages 514-517, as further amended in Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for said County.

This being the same land conveyed to JAMES H. SCOTT AND WIFE, PARALEE T. SCOTT by deed recorded December 17, 1997, in Book 10724, Page 306, and re-recorded February 20, 1998, in Book 10802, Page 968, and again re-recorded February 25, 1998, in Book 10809, Page 681, Register's Office of Davidson County, Tennessee.

JAMES H. SCOTT declares that he is unmarried and the surviving spouse of Paralee T. Scott, deceased, who died on May 16, 2008; that they were husband and wife at the time they acquired title to the herein described land, and that they were continuously married until death of the said Paralee T. Scott.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, her successors and assigns in fee simple forever. And the Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the same is unencumbered, except as herein stated.

And the Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever, except as to those matters herein mentioned.

Taxes for the current year of 2015 are hereby assumed for payment by the Grantee.

WITNESS my signature this the 9th day of September, 2015.

JAMES H. SCOTT

---------- ACKNOWLEDGMENT ----------

STATE OF TENNESSEE
COUNTY OF DECATUR

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **JAMES H. SCOTT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2015.

Notary Public

My Commission Expires: 2/10/2019

JOY DIFFEE
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

(Statement required by TCA 67-4-409(a)(6)(A) as amended)

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned hereby swears or affirms that the actual consideration of this transfer or value of the property transferred, whichever is greater is $212,000.00, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Teresa F. Stewart
(affiant)

Sworn to and subscribed before me, this 16th day of September, 2015.

Notary Public

My Commission Expires: 5-10-19

SARAH C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:	Name and Address of Entity responsible for Payment of Real Property Taxes:
TERESA FAYE STEWART REVOCABLE TRUST % TERESA FAYE STEWART, TRUSTEE 9148 SAWYER BROWN ROAD NASHVILLE, TENNESSEE 37221-2481	Same as Owner