WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150085183 DEEDWARR
Recvd: 10/06/15 14:09 2 pgs
Fees: 13.00 Taxes: 1276.50
20151006-0101865

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**

H. William Scott III
Affiant

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

Notary Public

My commission expires: 10/23/2017

(AFFIX SEAL)

THOMAS L. DORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
H. William Scott, III **Sue E. Scott**	Mortgage Investors Group	**Map 172-01-0-A Parcel 051-00co**
56 Nickleby Down	Suite 200 8320 E. Walker Springs Lane	
Brentwood, TN 37027	Knoxville, TN 37923	

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,

Terry L. Parrott, unmarried

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

H. William Scott, III and Sue E. Scott, husband and wife

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. 51 on the Plan of Copperfield, Revised of record in Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50.00 feet on the westerly margin of Nickleby Down and extends back between parallel lines 110.00 feet to a dead line in the rear.

Being the same property conveyed to Terry L. Parrott, by Deed dated July 21, 2005 from Natalie D. Grant-Herms and Bernhard Herms, of record in Instrument No. 20050729-0089030, 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 6900, Pages 555-559, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Copperfield, of record in Book 6779, Page 296, and re-recorded in Book 6783, Page 973, and amended in Book 7071, Page 482, and Book 7208, Page 889, Register's Office for Davidson County, Tennessee. (3) Dedication of common areas of record in Book 7150, Page 358, said Register's Office. (4) Charter of Copperfield Homeowners Association, Inc., of record in Book 7200, Page 824, and amended in Book 7496, Page 162, and Book 7500, Page 941, said Register's Office. (5) Transmission Line Easements to USA of record in Book 2437, Page 8, and Book 2438, Page 376, said Register's Office. (6) Deed to Metro Government of Nashville and Davidson County Department of Water and Sewage Services of record in Book 7593, Page 488, and Book 7593, Page 511, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the grantees herein

This is improved (__X__) Unimproved (____) property, known as **56 Nickleby Down, Brentwood, TN 37027**

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 **1st** day of **October, 2015.**

Terry L. Parrott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terry L. Parrott,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **October, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY