WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085474 DEEDWARR
Recvd: 10/07/15 10:27 2 pgs
Fees:13.00 Taxes:1295.00
20151007-0102215

O-VRES-15-5309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlye S. Burns	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
5309 Fredericksburg Way West	**2050 Parkway Office Circle**	**171-03-0A-146.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DONNA J. SCALISE AND WILLIAM J. SCALISE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARLYE S. BURNS, AN UNMARRIED WOMAN, AND RICHARD. C. SCOTT, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 93 on the Plan of Section 6A, Fredericksburg, R20 Residential P.U.D., of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna J. Scalise and William J. Scalise, married by Quitclaim deed from JPMorgan Chase Bank, National Association, a national association of record in Instrument No. 20140626-0056089 Register's Office for Davidson County, Tennessee, dated June 17, 2014 and recorded on June 26, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of PUD Boundary record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8920, Page 45 and Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association, Inc., of record in Book 9443, Page 538, Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for Sewer and Water Mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9698, Page 124, Book 7993, Page 269 and Book 9607, page 431, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Subject to Property Deed Granting Easement of record in Instrument Number 20010220-0015357, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5309 Fredericksburg Way West , Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF OCTOBER, 2015.

Donna J. Scalise

Donna J. Scalise

William J. Scalise

William J. Scalise

STATE OF Missouri
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA J. SCALISE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2015.

Amanda M. Atkinson

Notary Public
My Commission Expires: Aug 24, 2019
(SEAL)

AMANDA M. ATKINSON
Notary Public, Notary Seal
State of Missouri
Jefferson County
Commission # 15637660
My Commission Expires August 24, 2019

STATE OF Missouri
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. SCALISE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2015.

Amanda M. Atkinson

Notary Public
My Commission Expires: Aug. 24, 2019
(SEAL)

AMANDA M. ATKINSON
Notary Public, Notary Seal
State of Missouri
Jefferson County
Commission # 15637660
My Commission Expires August 24, 2019

RETURN TO:
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