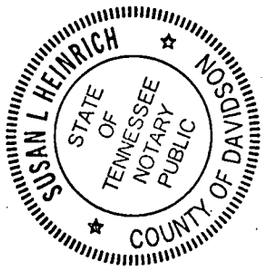
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of Dec 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Kimberly S. Davenport | | 117 04 0W 002.00 |
| (NAME) | SWBC Mortgage Corp (NAME) | |
| 2907 Oakland Ave | | |
| (ADDRESS) | 9311 San Pedro #100 (ADDRESS) | |
| Nashville, TN 37212 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Seven Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($729,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Scott LLC, a Tennessee Limited Liability Company, and Lauralee Gunter, individually, as tenants in common.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Kimberly S. Davenport Trust dated April 30, 2014**, 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:

Being Unit B on the Plan of 1700 Primrose Avenue Homes, A Horizontal Property Regime with Private Elements of record in Instrument Number 20140908-0082095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said unit.

Being a portion of the same property conveyed to Lauralee Gunter, unmarried by Warranty Deed from Joseph A. Daugherty and wife, Constance Rottero Daugherty as to a 75% interest and Andrew Shookhoff, as to a 25% interest dated January 26, 2000 and recorded February 1, 2000 as Instrument No. 20000201-0010504, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bradley Scott, LLC, a Tennessee Limited Liability Company, and Lauralee Gunter, individually, as tenants in common by Quitclaim Deed from Lauralee Gunter dated January 23, 2015 and recorded January 28, 2015 as Instrument No. 20150128-0008241, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-155424SSO

Kimberly S. Davenport, Trustee of

BILL GARRETT, Davidson County
Trans:T20150105733 DEEDWARR
Recvd: 12/15/15 10:42 2 pgs
Fees:13.00 Taxes:2700.63
20151215-0125932

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2907 Oakland Ave, Nashville, TN 37212

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this 10th day of December, 2015.

Bradley Scott LLC

BY: _____
Scott Troxel
Representative

Lauralee Gunter
Lauralee Gunter

STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley Scott Troxel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Bradley Scott, LLC, and is authorized to execute the instrument on behalf of Bradley Scott, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Member.

Witness my hand and official seal, this the 10th of December, 2015.

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: 9-10-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Lauralee Gunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2015.

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: 9-10-18

(SEAL)

File Number: GRN-155424SSO