THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15115993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2016.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160006125 DEEDWARR
Recvd: 01/25/16 10:37 2 pgs
Fees: 13.00 Taxes: 1017.50

20160125-0006709

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colby Wakefield and Sarah Wakefield 180 JEFFERSON SQ Nashville TN 37215-3701	New Owner	Tax Parcel ID No. 131050A18000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David E. Scott, unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colby Wakefield and Sarah Wakefield, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R-180, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, Page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, Page 332, of the 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 property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, Page 341, of the 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.

Being the same property conveyed to David E. Scott by General Warranty Deed from Lester L. Turner, Jr. recorded on the 29th day of December, 1999 in Instrument No. 19991229-0308556, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 12.

Terms and provisions of By-Laws recorded in Book 4731, Page 341, amended in Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Jefferson Square, Section One recorded in Book 8485, Page 642 and Book 8556, Page 701, amended in Instrument Nos. 20000209-0013274 and 20000209-0013275.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE (SECTION ONE) of record in Book 4731, Page 332 , as amended by instrument(s) of record in Book 8550, Page 3 and Instrument Nos. 20051027-0130020 and 20100503-0033416; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Electrical, recorded in Instrument No. 20020122-0008268.

Grant of Easement recorded at Instrument No. 20130517-0050158.

This is improved property located at 180 JEFFERSON SQ Nashville TN 37215-3701

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2016.

David E. Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David E. Scott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017