WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & ESCROW CO.
200 [illegible] STREET
MADISON, TN 37115

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(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).
George Hyatt Darling and Rebecca Jean-Marie Darling	Ascend Federal Credit Un	091090L00200CO
(NAME)	(NAME)	
615 B Eastboro Dr.	P. O. Box 1210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Two Thousand And No/100 Dollars ($332,000.00), 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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Hyatt Darling and wife, Rebecca Jean-Marie Darling**, 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:

Property situated in Davidson County, Tennessee, being Unit B of 615 Eastboro Cottages, A Horizontal Property Regime with Private Elements, as established in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20150203-0010179, Register's Office for Davidson County, Tennessee, and which plan of 615 Eastboro Cottages is set forth as Exhibit "B" in said Declaration, which plan and Declaration reference is hereby made for a more particular description of said property and including the rights and obligation set forth in that certain Ingress and Egress Access Easement and Joint Driveway Maintenance Agreement of record as Instrument No. 20140930-0089731 in the Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-160626SSO

BILL GARRETT, Davidson County
Trans:T20160016382 DEEDWARR
Recvd: 02/29/16 12:52 3 pgs
Fees:18.00 Taxes:1228.40
20160229-0018954

Being a portion of the same property conveyed to John Wesley Perry and wife, Mary Mildred Perry by Installment Deed from M. L. Levitan and wife, Rose F. Levitan dated February 4, 1969 and recorded January 14, 1971 in Book 4473, Page 579, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John Wayne Perry and wife, Mary Ann Perry by Quitclaim Deed from David B. Herbert, Trustee dated April 15, 1980 and recorded April 21, 1980 in Book 5592, Page 586, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Bradley Scott, LLC by Warranty Deed from John Wayne Perry and wife, Mary A. Perry dated July 25, 2014 and recorded August 11, 2014 as Instrument No. 20140811-0072458, in said Register's Office for Davidson County, Tennessee.

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 615 B Eastboro Dr., Nashville, TN 37209

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 26th day of February, 2016.

Bradley Scott, LLC

BY: _____
Bradley Scott Troxel
Member

File Number: GRN-160626SSO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, 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 that _he is the Member of Bradley Scott, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of Feb, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-160626SSO