THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026481** BILL GARRETT, Davidson County Trans:T20160020784 DEEDWARR Recvd: 03/14/16 15:13 2 pgs Fees:13.00 Taxes:2168.20 20160314-0024196	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $586000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Andres Zamora and Maria V. Zamora 2174 GOLF CLUB LN Nashville TN 37215-1224	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070A17400CO

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, **Ford Scudder, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andres Zamora and Maria V. Zamora, 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 Building Site 174 on the Plan of Gloucester Square of record in Book 4460, Page 50, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ford Scudder, an unmarried man by Warranty Deed from Ruth S. Hamilton, a widow who has not remarried, recorded on the 26th day of May, 2011 in Instrument No. 20110526-0040246, 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 GLOUCESTER SQUARE, as recorded in Plat Book 4460, Page(s) 50.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4548, Page 217, Book 5915, Page 274, Instrument Nos. 20110412-0028198 and 20110517-0037597.

Terms and provisions of by-Laws recorded in Instrument No. 20110412-0028197.

Charter of Homeowners Association recorded in Book 4548, Page 729.

This is improved property located at 2174 GOLF CLUB LN Nashville TN 37215-1224

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 8th day of March, 2016.

Ford Scudder by Josh Anderson attorney in Fact
Ford Scudder
By: Josh Anderson, Attorney in Fact

Cristina Scudder by Josh Anderson attorney in fact
Cristina H. Scudder
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Ford Scudder and Cristina H. Scudder, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of March 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018