mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031187 DEEDWARR
Recvd: 04/18/16 09:27 3 pgs
Fees: 18.00 Taxes: 962.00
20160418-0036800

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(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).
Hugh Thomas Scott and Laura B. Scott	Pinnacle Bank	072 12 0 107.00
(NAME)	(NAME)	
2109 Stratford Avenue	150 3rd Ave South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Frank Ernst and Verna Ernst (Also Known As Verne Ernst), husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hugh Thomas Scott and Laura B. Scott, husband and wife** , 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Dalewood, Section I, as shown by plat of record in Plat Book 1424 (erroneously referred to as Book 14124 in prior deed of record), Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly M. Nunley and husband, William E. Nunley, III by Warranty Deed from Teri A. Blunkall, unmarried dated November 29, 2001 and recorded December 10, 2001 as Instrument No. 200112100135716, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Frank Ernst and Verne Ernst, husband and wife by Warranty Deed from Kelly M. Nunley and William E. Nunley, wife and husband dated August 10, 2015 and recorded August 11, 2015 as Instrument No. 201508110080293, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-160827SSO

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 2109 Stratford Avenue, Nashville, TN 37216

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 31st day of March, 2016.

Frank Ernst by William Clayton Ernst, attorney in fact

Verna Ernst by William Clayton Ernst, attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Frank Ernst and Verna Ernst, husband and wifethe 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 31st of March, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-160827SSO

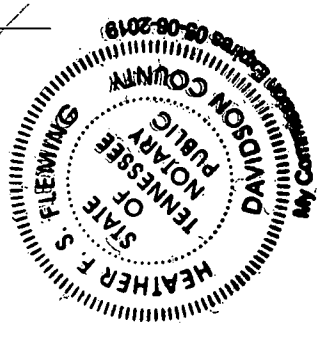
STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William Clayton Ernst, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank Ernst and Verna Ernst, as Attorney-in-fact, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

Notary Public



My Commission Expires:

(SEAL)