BILL GARRETT, Davidson County
Trans:T20160054649 DEEDWARR
Recvd: 06/27/16 13:46 2 pgs
Fees:13.00 Taxes:1468.53
20160627-0065414

RETURN TO

Greenvue [illegible] Escrow, LLC
2207 Crestmoor Road, Suite 401
Nashville, Tennessee 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David C. Scott 5120 Ravens Glen Nashville, TN 37211	Quicken Loans 1050 Woodward Ave Detroit, MI 48226-1906

TAX MAP PARCEL NUMBERS: 172140B19600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$396,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allison T. Webb and husband, John P. Webb**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David C. Scott, a married man and Karen R. Scott, his wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Winfield Park Phase 1, Section 2, Revision 2 of record in Instrument No. 20010313-0024087, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison T. Webb and husband, John P. Webb by Warranty Deed from Wendy Kitchin Jones and husband, Bruce Harrison Jones (also known as Bruce Jones) dated April 3, 2009 and recorded on April 7, 2009 of record in Instrument No. 20090407-0031858, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 172140B19600CO.
The Plan, with Owner's Certificate, of record in Instrument No. 20010313-0024087, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, Instrument No. 20001211-0122000 corrected in Instrument No. 20020520-0061426, Instrument No. 20160211-0013422, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 5120 Ravens Glen, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2016.

John P. Webb **Allison T. Webb**

State of Tennessee

County of Davidson

On this 24th day of June, 2016, before me the undersigned authority, personally appeared John P. Webb and Allison T. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $396,900.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2016.

Notary

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY