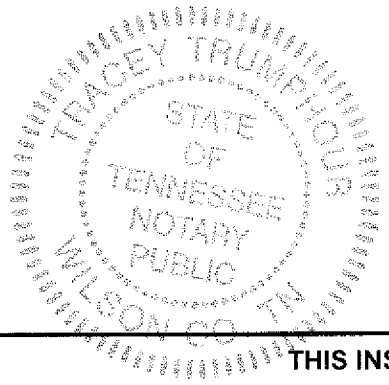
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Packard	Cedarstone Bank	
(NAME)	(NAME)	
1817 Kaylee Meadow Lane	900 W Main St	098-13-0C-106.00-C
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/11/16 16:07 3 pgs
Fees:18.00 Taxes:1443.00
20160711-0070963

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Scott and Wife, Jamie Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Packard and Maureen Packard, husband and wife**, hereinafter called the GRANTEE(S), 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. 117, on the Plan of Phase Four, Section One, The Meadows of Seven Points, of record in Instrument No. 20040227-0022425, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Scott and wife, Jamie Scott by Warranty Deed dated 08/03/2009 from Eugene D. Howland and Mary Howland, as Trustee of the Eugene and Mary Howland Living Trust under Trust Instrument dated January 21, 2004 of record in Instrument No. 200908060074097, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5060, Page 60 and Instrument No. 200402270022425, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 11670, Page 822, said Register's Office. By-Laws of record in Book 11670, Page 837, said Register's Office. Access and Maintenance Easement of record in Book 11738, Page 776, said Register's Office. Stormwater Detention Agreement of record in Book 11681, Page 411, said Register's Office. Charter of record in Instrument 200003220028986, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1817 Kaylee Meadow Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 6th day of July, 2016.

Brian Scott

Jamie Scott

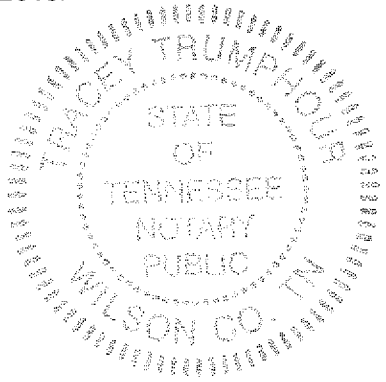
State of Tennessee
County of Wilson

Personally appeared before me Brian Scott and Jamie Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2016.

Notary Public

My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY