NEW OWNER:

QUENTIN ALLEN SCOTT
549 GRIFFIN CIRCLE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New Owner

Map & Parcel 064160E05300

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1373

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160087860 DEEDWARR
Recvd: 10/05/16 15:21 3 pgs
Fees:18.00 Taxes:762.20
20161005-0105471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Six Thousand and 00/100 Dollars ($206,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID FRY, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **QUENTIN ALLEN SCOTT**, ("Grantee"), a single man, as his sole and separate property, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 53, in Building 14, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, as attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DAVID FRY by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated April 19, 2011, and of record in Instrument No. 20110427-0032236, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **549 GRIFFIN CIRCLE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20061025-0132473, amended at Instrument No. 20061106-0137656, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of September, 2016.

DAVID FRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID FRY, unmarried**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$206,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY