THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16089093**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $406,900.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2016. Notary Public My Commission Expires: 03/21/2017

BILL GARRETT, Davidson County
Trans: T20160088024 DEEDWARR
Recvd: 10/06/16 09:34 2 pgs
Fees: 13.00 Taxes: 1505.53
20161006-0105673

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires:
March 21, 2017
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Diane Judson 4628 Sterling Cross Nashville TN 37211-8540	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-14-0B-083.00-CO

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, **Steven G. Scott and Cheryl G. Scott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Judson, unmarried**, ("Grantees"), her 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 Lot No. 83 on the Plan of Final Plat for Winfield Park, Phase 1, Section 1 of record in Plat Book 9700, Page (s) 765 through 768, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven G. Scott and Cheryl G. Scott by Warranty deed from William C. Efird, Jr. and Carolyn S. Efird of record in Instrument No. 20021205-0150039 Register's Office for Davidson County, Tennessee, dated November 25, 2002 and recorded on December 05, 2002.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 765 through 768, inclusive, amended in Instrument Number 20010313-0024108, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for open space areas of record in Instrument Number 20020515-0059528, in the Register's Office for Davidson County, Tennessee.

Winfield Park for Homeowners Association, Inc of record in Instrument Number 20160211-0013422, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4628 Sterling Cross Nashville TN 37211-8540

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 28th day of September, 2016.

Steven G. Scott

Cheryl G. Scott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven G. Scott and Cheryl G. Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

