BILL GARRETT, Davidson County
Trans:T20170021898 DEEDWARR
Recvd: 03/14/17 15:33 2 pgs
Fees:13.00 Taxes:1812.63
20170314-0025106

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,900.00

Meredith Mary
Affiant

Subscribed and sworn to before me, this 10th day of March, 2017

Notary Public
My commission expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Garland G. Scott	Ameris Bank	083-3-2A-002.00-CO
1415 B Riverside Drive	1800 Parkway Place, Suite 820	
Nashville, TN 37206	Marietta, GA 30067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Profile & Principle, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Garland G. Scott and Christina Scott, husband and wife hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1415 Riverside Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160520-0050956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Profile & Principle, LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael Zeller, unmarried, dated May 19, 2016, of record in Instrument No. 20160520-0050949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Zeller, unmarried, by Warranty Deed from Aerial Investment Properties, LLC, dated February 14, 2014, of record in Instrument No. 20140218-0013420, Register's Office for Davidson County, Tennessee.

Being also known as 1415 B Riverside, Nashville, Tennessee 37206.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1415 B Riverside Drive, Nashville, TN 37206.**

This conveyance is subject to the following: (1) Subject to any and all easements of record that would effect Lot No. 3 on the Plan of the Subdivision of the Bradford and McClure Lands, being a Resubdivision of certain Lots of the Brownsville Plan of record in Plat Book 21, Page 9; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 1415 Riverside Drive Townhomes of record in Instrument No. 20160520-0050956, 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 State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 10th day of March, 2017.

Profile & Principle, LLC, a
Tennessee limited liability company

By: _____
Robert K. Butler
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert K. Butler, LLC,** the within named bargainor, a **Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of March, 2017.

_____
Notary Public

My Commission expires: 1-20-20

FILE NO: 2017035106

