Realty

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Emtor Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2003.

Catherine R. Vass
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30 2004

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikeal W. Scruggs	U.S. Bank N.A.	MAP 150-01
(NAME) 557 Owendale Drive	(NAME) 4801 Frederica Street	PARCEL 311
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keith A. Wright, and Wife, Brenda Reily Wright**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mikeal W. Scruggs and wife, Diane King Scruggs**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64 on the Plan of Edge-O-Lake Estates, Section 18, as of record in Plat Book 4675, Page 84, amended in Book 5071, Page 711, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 64 fronts 80.00 feet on the westerly margin of Owendale Drive and extends back 157.14 feet on the northerly line and 151.40 feet on the southerly line to a dead line in the rear for said County.

Being the same property conveyed to Keith A. Wright, and Wife, Brenda Reily Wright by Warranty Deed from Roch A. Wegenka and wife, Pamela S. Wegenka of record in Book 6294, Page 12, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 557 Owendale Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this 12th day of June, 2003.

Davidson County DEEDWARR
Recvd: 06/23/03 15:30 2pgs
Fees:13.00 Taxes:440.30
20030623-0086396

Keith A. Wright

Keith A. Wright

Brenda Reily Wright

Brenda Reily Wright

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Keith A. Wright, and Wife, Brenda Reily Wright, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2003.

My Commission Expires: 7/23/03

Notary Public

File Number: 42305220

RETURN TO:
Title Connection , Inc.
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Brentwood, Tennessee 37027