WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26th** DAY OF **April, 2006**. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/04/06 15:03 2 pgs
Fees:13.00 Taxes:351.13
20060504-0052229

NOTARY PUBLIC LARGE MY COMM. EXP. 03/07/2007

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Kwiatkowski and Ashley L. Gilbert	**SAME**	**19-034-13-0-229.00, 034-13-0-229.00**
(NAME) **210 Edgemeade Drive**	(NAME)	
(ADDRESS) **Madison,TN 37115**	(ADDRESS)	
(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, **Connie W. Scruggs and Michael E. Scruggs** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric T. Kwiatkowski and Ashley L. Gilbert,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 28, PLAN OF EDGEMEADE FARMS, as shown on plat of record in Plat Book 3600, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Connie Whitehorn, unmarried, by Warranty Deed from Jason B. Angelea, unmarried, recorded on the 19th day of December, 2000 in Instrument No. 20001219-0124356, in the Register's Office of Davidson County, Tennessee. Connie Whitehorn having since married and is now Connie Scruggs.

Michael E. Scruggs, spouse of Connie Scruggs, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **210 Edgemeade Drive, Madison, TN 37115**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **April, 2006**.

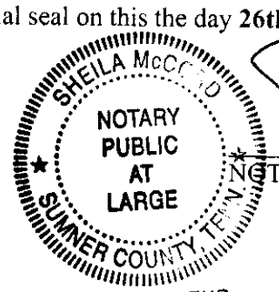
Connie W Scruggs
Connie Scruggs

Michael E. Scruggs
Michael E. Scruggs

STATE OF **TN**
COUNTY OF **WILLIAMSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Connie Scruggs and Michael E. Scruggs, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **26th** of **April, 2006**.



NOTARY PUBLIC

My commission expires:

MY COMM. EXP.
03/3/2007