Scruggs

# WARRANTY DEED

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

Davidson County DEEDWARR
Recvd: 08/10/06 10:20 2 pgs
Fees:13.00 Taxes:555.00
20060810-0098497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~May 14, 2008~~ 3-31-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Creative Custom Homes, LLC | Same As Owner | 105-9 315.00 |
| (NAME) | (NAME) | |
| 1092 Stonebridge Park Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37069 | | |
| (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, Scott Troxel and wife Lori Troxel, DO TRANSFER AND CONVEY UNTO Creative Custom Homes, LLC, a Tennessee Limited Liability Company 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:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN BOOK 1159, PAGE 775, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 45 FEET OF THE EAST 235 FEET OF BLOCK 17 ON THE MAP OF JONES & DUDLEY'S ADDITION TO NASHVILLE, AS RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 45 FEET ON THE SOUTH SIDE OF WEST GROVE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 190 FEET WEST OF THE WESTERLY MARGIN OF 10TH AVENUE SOUTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SUCCESSOR TRUSTEE'S DEED FROM GORDON D. FOSTER, SUCCESSOR TRUSTEE TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, WITHOUT RECOURSE AS RECORDED ON THE 27TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060427-0048595 AND WARRANTY DEED FROM SHARON D. JONES, SECOND SUCCESSOR TRUSTEE UNDER THE OLDEN S. MCKOY REVOCABLE TRUST AGREEMENT DATED APRIL 22, 1996 TO VIRGINIA RIOS HERNANDEZ AS RECORDED ON THE 19TH DAY OF OCTOBER, 1998 IN BOOK 11159, PAGE 775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO SCOTT TROXEL AND WIFE, LORI TROXEL BY SPECIAL WARRANTY DEED RECORDED JUNE 15, 2006 AT INSTRUMENT NO. 20060615-0071098, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all 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 1005 West Grove Ave., Nashville, TN 37203

(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 our hands this 3rd day of August, 2006.

Scott Troxel

Lori Troxel

## NOTARY AFFIDAVIT

State of Tennessee, County of Davidson }SS:

On August 3, 2006 before me, the Undersigned, a Notary

Public in and for said state, personally appeared

Scott Troxel and Lori Troxel

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

WILLIAMSON COUNTY
ANDREW P. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC

Signature

Printed name: Andrew P. Grisham

My commission expires: 5-14-08