WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/29/06 12:51 2 pgs
Fees:13.00 Taxes:647.50
20060829-0106716

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2200 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Devona R. Scruggs	Primary Residential Mortgage	059-00-0-16.00
(NAME)	(NAME)	
4580 Clarksville Pike	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Salt Lake City, UT 84116-2873	
(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, Lejuanda Ranee Raybon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devona R. Scruggs, an unmarried person, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Beginning at an iron pin on the easterly margin of State Highway No. 112 or Clarksville Pike, 200 feet north of the northwest corner of the property conveyed to P. E. Merriman and wife, by Deed of Correction from R. B. Beal and wife, of record in Book 2961, page 70 of the Register's Office for said County; thence with the easterly margin of said Pike northwardly 227 feet to an iron pin; thence south 76 deg. east 300 feet to an iron pin; thence south 11 deg. 15 min. west 252 feet to an iron pin; thence north 71 deg. west 300 feet to the beginning . Described according to a survey made by George W. Watkins, March 30, 1960.

Being the same property conveyed to SHAWN F. RAYBON AND WIFE, LEJUANDA RAYBON, by deed of record as Instrument No. 20010119-0005805, said Register's Office, the said parties having since divorced. The said Shawn Fitzgerald Raybon having conveyed his interest to LeJuanda Ranee Raybon, by deed of record as Instrument No. 20060501-0049696, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4580 Clarksville Pike, Nashville, TN 37218

(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 hand this 23rd day of August, 2006.

Lejuanda Ranee Raybon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LeJuanda Ranee Raybon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August 2006.

Commission expires:



Tiffany R. Addison

Notary Public