WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime E. Scruggs	Capital Bank & Trust	172-13-0A-073.00
(NAME)	(NAME)	
645 Logwood Briar Circle	1808 West End Ave. Ste. 600	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37203	
(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, I, **Charles Daley, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime E. Scruggs and wife, Erika I. 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section Two, Williams Grove as of record in Plat Book 9700, pages 902 through 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Daley, unmarried by Deed from Quinton H. Dickerson, Jr., of record in Instrument No. 20030124-0010394, dated January 22, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 902-906; restrictions of record in Book 10741, page 678, Book 11167, page 755, Book 11643, page 316, and Instrument No. 20010514-0049490; Charter of Homeowners Association of record in Book 10741, page 671, amended Charter of record in Instrument No. 20010618-0064214; By-Laws of record in Book 10741, page 678; Quitclaim Deed to Homeowners Association for Open Space of record in Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 645 Logwood Briar Circle, Brentwood, TN 37027

(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,

Davidson County DEEDWARR
Recvd: 01/17/07 15:11 2 pgs
Fees:13.00 Taxes:1202.50

20070117-0007018

Kathryn O. Daley, wife of **Charles Daley**, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to **Charles Daley**.

Witness my hand this 12th day of January, 2007.

Charles Daley

Kathryn O. Daley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Charles Daley and wife, Kathryn O. Daley**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2007.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

My Commission Expires: