Lawyer - Escrow

THIS DOCUMENT IS BEING RE-RECORDED TO RECORD IN CORRECT COUNTY.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/07 12:19 2 pgs
Fees:12.00 Taxes:0.00

20070307-0028185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

LAURA B. RININGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Calvin Purvis Jr.	**Regions Bank d/b/a Regions Mortgage**	**171-3-B-274CO**
(NAME)	(NAME)	
601 Old Hickory Blvd #78	**810 Cresent Centre Drive**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Franklin, TN 37067**	
(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, **Vicki L. Scruggs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Calvin Purvis Jr., a single man, 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 Unit No. 36, on the plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regimes, as of record in Book 9700, Page 957, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Scruggs by deed dated May 31, 2002 from Brian T. Carroll and wife, Portia Shafer, now Carroll of record in Instrument No. 20020604-0067541, Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **601 Old Hickory Blvd #78, 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, 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 15th day of December, 2006.

Vicki L. Scruggs

Vicki L. Scruggs

BK/PG:4134/572-573

06062336

DEED	
12/20/2006	08:01 AM
BATCH	88874
MTG TAX	0.00
TRN TAX	725.20
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	738.20

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

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 Vicki L. Scruggs, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF DECEMBER, 2006.

Commission expires: 3-21-09

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laura B. Rininger

Notary Public