07-05-010-D

Davidson County DEEDWARR
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20070601-0064932

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
494370 7065309
Leanne Pukalo

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Phillip H Scruggs and Robin E. ~~Robinson~~	(NAME) Community First Bank & Trust	171-3-A-15.0000
(STREET ADDRESS OR ROUTE NUMBER) 5125 Fredericksburg Wy West	(STREET ADDRESS) 501 S. James Campbell Blvd	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Columbia, TN 38401	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Luis Fernando Rodriguez and Kimberly S. Rodriguez, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Phillip H. Scruggs and Robin E. Robinson the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:

See Attached Exhibit "A".

~~Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.~~

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 347,900.00

Affiant _____

Subscribed and sworn to before me this the 25th day of May 2007

Notary Public _____

My commission expires: 1/3/11

(Affix Seal)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is unimproved ( ), known as 5125 Fredericksburg Way West Brentwood, TN 37027

improved ☑

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 17th day of May, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Luis Fernando Rodriguez

Kimberly S. Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, STEVEN JOHN CZIRR, a Notary Public in and for said County and State, Luis Fernando Rodriguez, the within named bargainor MARRIED TO K. MOFFATT S RODRIGUEZ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of MARCH, 2007.

Notary Public

(This area for official notarial seal)

STEVEN JOHN CZIRR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: JUNE 16TH 2010

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angelo Sean Orlando, a Notary Public in and for said County and State, Kimberly S. Rodriguez, the within named bargainor married to Luis Fernando Rodriguez (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March, 2007.

Notary Public

(This area for official notarial seal)

My Commission Expires: November 22, 2010

ANGELO SEAN ORLANDO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Land in Davidson County Tennesee being lot No. 128 on the Plan of Section 1B Fredericksburg of record in Book 7900 page 552 and corrected by Surveyor's Certificate of Correction of record in Book 9459 page 129 said Registers Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis Fernando Rodriguez and wife Kimberly S. Rodriguez by deed from Radnor Homes Inc. of record in Book 9336 page 20 said Register's Office.