WARRANTY DEED



State of Tennessee)
County of Davidson)

07-06-010-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

Wendell R Hedger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of June, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANGELA HEDGER **CARMEN HEDGER** **WENDELL HEDGER**	BB&T	171-3-B
(NAME) 601 Old Hickory Blvd #50	(NAME) P.O. Box 3029	246.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Greenville, SC 29602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PHILIP H. SCRUGGS, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELA HEDGER unmarried and CARMEN HEDGER and husband WENDELL HEDGER**, as joint tenants with the right of survivorship hereinafter called the Grantee(s), 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. 8 on the Plan of Townhomes of Fredericksburg, Phase Two, Section seven, a Planned Unit Development of record in Book 9700, Page 957 and amended by Instrument of correction of record in Instrument NO. 20011005-0108362, said Register's Office to which plan reference is hereby made for a complete description of said lot.

BEING all the same property conveyed to Philip H. Scruggs, by Deed from R. Suzette Tucker, unmarried, of record in Instrument No. 20020319-0034030, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of TOWNHOMES OF FREDERICKSBURG, of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 84; Book 10694, Page 541; Book 11550, Page 531; and Book 11682, Page 75, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not the principal place of residency of the grantor herein.

BEING unimproved ☐
Improved ☒ property known as: 601 Old Hickory Blvd #50, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 06/29/07 15:43 2 pgs
Fees:13.00 Taxes:730.75
20070629-0078173

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of June, 2007.

PHILIP H. SCRUGGS

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 **PHILIP H. SCRUGGS**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON