WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 14:52 2 pgs
Fees:13.00 Taxes:555.00

20071203-0139991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Pamela Houchens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2007.

Notary Seal present but could not be reproduced.

MY COMMISSION EXPIRES

Bill Garrett

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luttrell G. Schettler	USAA FEDERAL SAVINGS BANK	Map 161-16 A
(NAME)	(NAME)	
5845 Nolensville Pike, Unit 609	10750 MCDERMOTT FREEWAY	Parcel 139
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAN ANTONIO, TEXAS 78288	
(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, **ABRAHAM SCRAGGINS, III AND WIFE, DANA SCRAGGINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUTTRELL G. SCHETTLER AND WIFE, KIMBERLY L. SCHETTLER,** 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. 139 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041021-0126771; Instrument No. 20041025-0128065; Instrument No.20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property vested in Abraham Scraggins, III, an unmarried man, by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No.: 20060503-0051212, Register's Office for Davidson County, Tennessee. Abraham Scraggins, III has since married. Dana Scraggins joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2007 real property taxes; and (b) restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041021-0126771; Instrument No. 20041025-0128065; Instrument No.20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike, Unit 609, Nashville, TN 37211
(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 our hands this 9th day of November, 2007.

Abraham Scraggins, III

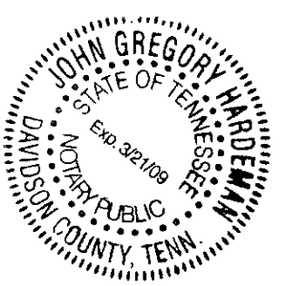
Dana Scraggins

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 Abraham Scraggins, III and Dana Scraggins, the bargainor, 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 9th day of November, 2007.

Commission expires:



Notary Public