WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

X Christina E. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2008.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina E. Scruggs	GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation	07207034000
(NAME)	(NAME)	
1348 Love Joy Court	218 Lakeside Plaza Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3232	Horhsam, PA 19044-6717	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080047

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Lucky Experts a/k/a The Lucky Experts**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christina E. Scruggs, unmarried**, hereinafter called the GRANTEE, **his/her** 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 13, Ellis Estates, Section Two, as shown on plat of record in Plat Book 6900, page 467, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING all of the same property conveyed to The Lucky Experts by Trustee's Deed dated October 8, 2007 from Toney Brasuell, Co-Trustees of record in Instrument No. 20071107-0131327, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1348 Love Joy Court, Nashville, TN 37216-3232

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of January, 2008.

Lucky Experts

By: _____
Teresa Bamford, Partner

By: _____
Robin Wheeler, Partner

Davidson County DEEDWARR
Recvd: 02/01/08 11:06 2 pgs
Fees:13.00 Taxes:399.60

20080201-0010493

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Teresa Bamford and Robin Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Lucky Experts, the within named bargainors, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Melissa D. Rogers

Notary Public

My Commission expires: 3/24/09

