File No. 280500150

**WARRANTY DEED**

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,866.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela Kaye Scoggins | Citylife Lending Group, Inc. | 053-16-O-210.00 |
| (NAME) 123 Rifle Range Road | (NAME) 8480 Stagecoach Circle | |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Frederick, MD 21701-4747 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, ***Jason L. Pryor and wife, Monica G. Pryor,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Pamela Scoggins, unmarried***, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of the Final Plat of Lakewood Trails Estates, as of record in Plat Book 8250, Page 535, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason L. Pryor and wife, Monica G. Pryor by Deed dated December 7, 2000 from Jason S. Browning and wife, Emily B. Browning of record in Instrument number 20001211-0121781, Register's Office for said County.

Subject to all matters as set forth per Plat Book 8250, Page 535, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 05/28/08 09:43 2 pgs
Fees:13.00 Taxes:476.80

20080528-0054154

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 123 Rifle Range Road, Old Hickory, TN 37138
(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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 27th day of May, 2008.

Jason L. Pryor

Monica G. Pryor

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason L. Pryor and wife, Monica G. Pryor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of May, 2008.

Commission expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

**File Number: 280500150**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122