WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/23/08 08:38 2 pgs
Fees:13.00 Taxes:148.00

20080723-0075268

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Patterson Jr.	Same As New Owner	041-00-0-119.00
(NAME)	(NAME)	
4102 Mountain Top Drive		
(ADDRESS)	(ADDRESS)	
LaVergne, Tennessee 37086		
(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, **Bobby Scruggs and wife, Rhonda Scruggs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas E. Patterson Jr. and wife, Melisa B. Patterson**, 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:

A tract of land in the Second Civil District of Metropolitan Nashville Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10 degrees 28' 02" W 514.65 feet to a concrete monument; thence, N 19 degrees 38' 27" W 1217.97 feet to a concrete monument; thence, N 26 degrees 36' 18" W 402.26 feet to a concrete monument; thence N 19 degrees 51' 52"W 604.24 feet to a concrete monument; thence N 56 degrees 21' 44" W 367.17 feet to a concrete monument; thence N 0 degrees 31' 19" W 531.01 feet to a concrete monument; thence N 20 degrees 26' 34" W 199.83 feet to a concrete monument; thence N 19 degrees 38' 58" W 75.00 feet to an iron pin, the point of beginning; thence, S 63 degrees 01' 25" W 803.67 feet to a point in the center of a 50' private drive; thence northwardly with the center of said drive and a 1145.38 foot radius curve to the left, 178.82 feet; said curve has a chord bearing and distance of N 38 degrees 13' 23" W 178.64 feet; thence with a 190.00 foot radius curve to the right, 293.93 feet; said curve has a chord bearing and distance of N 1 degree 37' 17" E, 265.48 feet; thence, with a 1998.12 foot radius curve to the left, 277.01 feet; said curve has a chord bearing and distance of N 41 degrees 58' 04" E, 276.79 feet; thence, N 37 degrees 59' 46" E, 183.03 feet; thence, leaving said drive, N 63 degrees 01' 25" E, 365.17 feet to an iron pin on the westerly right of way line of I-24, thence, S 19 degrees 38' 58" E, 589.99 feet to the point of beginning and containing 10.19 acres, more or less.

Being the same property conveyed to Bobby Scruggs and wife, Rhonda Scruggs by Warranty Deed from Charles J. Bradley, an unmarried man, dated April 14, 2005, as of record in Instrument Number 20050418-0042887, said Register's Office.

This conveyance is subject to the following: Davidson County taxes for the year of 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Roadway Easement of record in Book 6199, page 559 and Restrictions and Easements of record in Book 6204, page 275, said Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Lot 6, Trail Hollow Lane, Whites Creek, TN 37189

(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 21st day of July, 2008.

Bobby Scruggs 7/21/08
Bobby Scruggs

Rhonda Scruggs 7/21/08
Rhonda Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bobby Scruggs and Rhonda Scruggs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2008.

Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN