Davidson County DEEDWARR
Recvd: 12/29/08 15:14 2 pgs
Fees:13.00 Taxes:2035.00
20081229-0123064

Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
08-0980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.

Kathy Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December 2008.

Debbie A. Serbin
Notary Public

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expiration: 2-14-09

ADDRESS OF NEW OWNER:
Alan Richard Wise
321 Bournemouth Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
087100A02300CO

WARRANTY DEED

FOR AND IN 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,

Erik Scoggin, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan R. Wise, unmarried

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:

Being Lot No. 123 on the Final Plat of Aarons Cress, a cluster lot development, Phase 1-B, filed of record in Instrument Number 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

And being part of the same property conveyed to Hermitage Developers, Inc. in Instr. No. 200506060064066 filed for record on 05-27-2005, Davidson County Register of Deeds.

Being the same property conveyed to Erik Scoggin from Hermitage Developers, Inc by deed dated 09/25/2007 filed for record on 09/25/2007 in Instrument Number 20070927-0115013, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **321 Bournemouth Dr Hermitage, TN 37076**

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 my hand this 10th Day of December 2008.

Erik Scoggin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erik Scoggin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December, 2008.

Notary Public

Commission Expiration: 6-26-11

