NEW OWNER:

ERIK SCOGGIN
1319 Palmer Road
Lebanon, TN 37090

SEND TAX BILLS TO:
NEW OWNER

Map 162
Group 16-0-D
Parcel 66.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0050

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100013152 DEEDWARR
Recvd: 03/04/10 15:24 3 pgs
Fees:18.00 Taxes:719.65
20100304-0016885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Four Thousand Five Hundred and 00/100 Dollars ($194,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEREMY C. SCOGGINS and wife, CHASTITY SCOGGINS,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ERIK SCOGGIN, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Three Honey Brook Subdivision of record in Plat Book 7900, Page 379 and 380, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeremy C. Scoggins and wife, Chastity Scoggins, by deed from Bart A. Spivey, dated August 27, 2001, or record at Instrument # 20010830-0094195, Register's Office Davidson County, Tennessee.
>
> This is improved property known as 4757 Crystal Brook Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of February, 2010.

JEREMY C. SCOGGINS

CHASTITY SCOGGINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEREMY C. SCOGGINS and wife, CHASTITY SCOGGINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 26th day of February, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$194,500.00** .

Carolyn Christoffers
AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY