WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June , 2010.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011

(AFFIX SEAL)

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100036448 DEEDWARR
Recvd: 06/16/10 09:25 2 pgs
Fees:13.00 Taxes:251.60
20100616-0046620

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Scruggs	SAME	81-06-Parcel 27.00
(NAME)	(NAME)	
2602 Vance Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

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/ I, Joseph A. Spicer and wife Juanita M. Spicer** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tom Scruggs Jr. and wife Sarah Scruggs** , 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 No. 3 on the Plan of Cumberland Gardens, Section III, as of record in Book 2854, page 146, Register' s Office for Davidson County, Tennessee, to which reference is hereba made for a more complete description.

Being the same property conveyed to Joseph A. Spicer and wife Juanita M. Spicer by deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument 201002170012111, Register' s Office for Davidson County, Tennessee, dated Janaury 26, 2010. And being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 8/14/09 as Instrument 200908140076474, Register's Office for Davidson County, Tennessee.

This is property known as 2602 Vance Ave, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2602 Vance Ave , Nashville, TN 37208

(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 we/I do covenant with the said GRANTEE that we/I 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, 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 our hands this 3rd day of June, 2010.

Joseph A. Spicer

Juanita M. Spicer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Joseph A. Spicer and wife Juanita M. Spicer** , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **Joseph A. Spicer and wife Juanita M. Spicer** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June , 2010.

Commission expires: 11-29-2011

Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY