WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009703 DEEDWARR
Recvd: 02/16/11 09:54 2 pgs
Fees:13.00 Taxes:1315.58
20110216-0013136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$355,561.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean A. Fertita	**Avenue Bank**	**146-10-32.00**
(NAME)	(NAME)	
5041 Kingsview Court	**3823 Cleghorn Avenue**	**146-9-21.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Nashville, TN 37215**	
(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, I, **ROBERT L. SCRUGGS, TRUSTEE** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN A. FERTITA, A MARRIED MAN,** 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:

Tract 1:

Land in Davidson County Tennessee, being Lot 12, Plan of Forest Park, as shown on plat of record in Plat Book 2900, page 122, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Resubdivision of Reserve Parcel of Treemont as of record in Book 6900, page 456, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Scruggs, Trustee by Warranty Deed from Mona Belle McNutt and Chicko Miyazaki, dated October 7, 2010, recorded October 11, 2010, of record in Instrument No. 20101011-0081412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 122 and Plat Book 6900, page 456, said Register's Office; (c) Restrictions contained in Book 3162, page 513, Book 3429, page 111, Book 1066, page 274, Book 6833, page 594, Book 6833, page 601, Book 8250, page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250 said Register's Office; and (d) Charter of record in Book 6833, page 617, Book 6840, page 509 and Instrument No. 20061207-0151538, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5041 Kingsview Court, Nashville, TN 37220**

(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 my hand this 15th day of February, 2011.

Robert L. Scruggs, Trustee

Robert L. Scruggs, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Scruggs, Trustee the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2011.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public