39 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026870 DEEDWARR
Recvd: 05/05/11 15:06 2 pgs
Fees:13.00 Taxes:1598.40
20110505-0034769

R-VRES-11-2001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

Subscribed and sworn to before me, this 4th ~~DAY OF~~ May, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN 13

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Bradley Scowden, Jr.	Pinnacle National Bank	
2001 Cedar Lane	(NAME) 150 3rd Avenue S. Ste. 900	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37201	117-3-56.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KIM SAFFOLD, AKA KIMBERLY NICHOLS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC BRADLEY SCOWDEN, JR. AND MARY ELIZABETH SCOWDEN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 21 AND 22 ON THE MAP OF A PART OF R. M. ATKINSON'S LOTS ON CEDAR LANE, NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY T. R. SANFORD ON FEBRUARY 25, 1953, AS FOLLOWS:BEGINNING AT A SOUTHWEST CORNER OF CEDAR LANE AND A 50-FOOT UNNAMED STREET, LATER CALL HAZELWOOD AVENUE, NOW PRIMROSE AVENUE, AS SHOWN ON THE PLAN OF BELMONT TERRACE ANNEX NO. 4, OF RECORD IN BOOK 974, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF CEDAR LANE, WESTERLY 92 FEET TO THE CORNER OF LOTS NOS. 21 AND 22; THENCE SOUTHERLY ALONG ALLEN'S EASTERLY LINE 200 FEET TO AN IRON PIN; THENCE EASTWARDLY 87 FEET TO A POINT IN THE WESTERLY MARGIN OF HAZELWOOD AVENUE, NOW PRIMROSE AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, NORTH 11 DEG. 15' EAST 200 FEET TO THE POINT OF BEGINNING.

THE SAID DAVID SAFFOLD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL D. NICHOLS TO KIMBERLY NICHOLS, ALSO KNOWN AS KIMBERLY S. NICHOLS AS RECORDED ON THE 1ST DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071001-0116169** AND WARRANTY DEED FROM ALICE BAILEY MADDUX WHITE, A WIDOW AND UNMARRIED TO MICHAEL D. NICHOLS AND WIFE, KIMBERLY S. NICHOLS AS RECORDED ON THE 16TH DAY OF AUGUST, 1995 IN BOOK 9763, PAGE 882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KIMBERLY NICHOLS HAVING SINCE MARRIED AND NOW BEING KNOWN AS KIM SAFFOLD. ** Said QuitClaim Deed having been corrected by Scrivener's Affidavit recorded as Instr. 20110427-0032180RODC.
THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2001 Cedar Lane, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of May, 2011.

Kim Saffold

David Saffold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Saffold and David Saffold, the within named bargainor, 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, this the 4th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903