BILL GARRETT, Davidson County
Trans:T20110069055 DEEDWARR
Recvd: 11/03/11 08:54 1 pgs
Fees:13.00 Taxes:595.70
20111103-0085617

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-135

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Benjamin S. Mitchell	(NAME) Same as New Owner	Map & Parcel # 04310009700
(STREET ADDRESS) 215 Nix Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Madison TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JOE B. SCRUGGS and JOANN SCRUGGS, husband and wife,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **BENJAMIN S. MITCHELL, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Resubdivision of Lot No. 38 of Anderson Estates, a plan of which is of record in Book 5190, page 793, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular legal description. Being the same property conveyed to Joe B. Scruggs and Joann Scruggs, husband and wife, by deeds of record in Book 10316, page 1, and Book 10147, page 564, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OFWILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $161,000.00.

Subscribed and sworn to before me this 1st day of November, 2011.

Affiant

My commission expires: 10/25/14

Marjorie A. Haines, Notary Public

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 215 Nix Drive, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 1st day of November, 2011.

Joe B. Scruggs **Joann Scruggs**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE B. SCRUGGS and JOANN SCRUGGS, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 1st day of November, 2011.

Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2014

Encumbrances:

1. Subject to 2012 and subsequent years real property taxes.
2. Subject to all matters shown on plan of record in Book 5190, page 793, Register's Office, Davidson County, Tennessee,