Register Return to: 11-1-12
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120012419 DEEDWARR
Recvd: 02/21/12 11:13 2 pgs
Fees:13.00 Taxes:2053.50
20120221-0014672

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of February, 2012 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, and **Austin W. Scaggs and Martha L. Pierce, husband and wife**, hereinafter referred to as GRANTEE.
**Martha L. Pierce also known as Louisa Pierce

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201108240065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing as Instrument No. 201108240065586, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This conveyance is subject to the following:

All matters appearing on the plan of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201108240065586, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument 201108240065586, Register's Office for said County.

All other easements, restrictions and other matters of record in said Registers office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, page 25 and Book 4129, page 787said Registers Office.

Being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Edward Allen Haygood married dated August 29, 2011 and recorded September 2, 2011 of record in Instrument No. 20110902-0068420 Registers Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Edward Allen Haygood by Quitclaim Deed from Gloria Jean Barnett, one and the same person as Gloria B. Haygood and as Gloria Jean Barnett Haygood, dated January 5, 2006, recorded January 13, 2006, of record in Instrument 200601130005155, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Edward Allen Haygood and wife Gloria B. Haygood by Warranty Deed from Leighton B. Irwin, Executor of the Will of Christine K. Crumpler, dated February 2, 1983, recorded February 4, 1983, of record in Book 6002, page 694, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1009b Glendale Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN this the 17th day of February, 2012.

_____
Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Austin W. Scaggs
1009b Glendale Avenue,
Nashville, TN 37204

Send Tax Statements to:
~~Avenue Bank~~ Austin W. Scaggs
1009b Glendale Ave.
Nashville TN 37204

Map & Parcel 132.09-0-001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $555,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of February, 2012.

_____
Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
11-1-176