BILL GARRETT, Davidson County
Trans:T20120028966 DEEDWARR
Recvd: 04/20/12 11:03 2 pgs
Fees:13.00 Taxes:906.50
20120420-0033943

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

G-FCP-12-942

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
Geoffrey S. Scruggs	Franklin American Mtg. Co.	
942 Mansfield Street (ADDRESS)	501 Corporate Centre Dr. (NAME)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Ste 400 (ADDRESS) Franklin TN 37067 (CITY) (STATE) (ZIP)	82-8-36.00

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, we MICHAEL R. BRIGGS, AN UNMARRIED MAN AND ROBERT J. CUMMINS, AN UNMARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEOFFREY S. SCRUGGS AND KELLY L. SCRUGGS, 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 LOT NO. 9 ON THE MAP OF PHILLIP OLWILL'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 9 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. BRIGGS, AN UNMARRIED MAN, AND ROBERT J. CUMMINS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JILLIAN POSSEHL AND HUSBAND, TERRANCE POSSEHL, RECORDED ON THE 3RD DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081003-0100993, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 134 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 942 Mansfield Street, Nashville, Tennessee 37206
(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 17th day of April, 2012.

Michael R. Briggs

Robert J. Cummins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R. Briggs and Robert J. Cummins, 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 17th day of April, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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