THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120080162 DEEDWARR
Recvd: 10/22/12 15:47 2 pgs
Fees:13.00 Taxes:1479.63
20121022-0096739

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Scruggs and Jennifer Scruggs 4004 Brush Hill Road Nashville, TN 37216	Franklin American Mortgage Company 501 Corporate Center Drive #400 Franklin, TN 37067	062 05 0 015.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged we, **Jack Sanders Holt and Kathy Holt Weedman, individually and as co-executors of the Estate of Nelle Sanders Holt, and Janelle Marie Holt, individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER SCRUGGS and JENNIFER SCRUGGS husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 75 feet front and 80 feet rear of lot No. 8 and the southerly on-half of lot No. 9 of Block "J" on the unrecorded map of Jackson Park River Section, described according to a survey made by James A. Hamilton, Jr., Surveyor, June 17, 1952, as follows:

Beginning on the easterly margin of Brush Hill Road at the southwest corner of the property conveyed to Charles N. Badacour and wife et al, by deed from Mary Hughes Schlater Rose and husband, of record in book 1279, page 315, Register's office for said county; thence with Badacour's southerly line south 87 degrees 30 feet east 314 feet, more or less, to the top of the bluff of Cumberland River; thence with said bluff southwardly 132 1/2 feet to a point 25 feet north of the corner of lots Nos. 7 and 8; thence north 87 degrees 30 feet west 332 feet, more or less, to the easterly margin of Brush Hill Road; thence with said Road north 19 degrees west 125 feet to the point of beginning.

Being the same property conveyed to Hillman Jack Holt and wife, Nelle S. Holt, by Warranty Deed from C.F. Cantrell and wife, Effie M. Cantrell, of record on July 10, 1953, at Book 2152, page 465. Hillman Jack Holt predeceased his wife on April 9, 2007, Nelle Sanders Holt, leaving her as the surviving Tenant by the Entireties. Nelle Sanders Holt is now deceased, having died on February 24, 2012. According to her Last Will and Testament, of record at Instrument No. 20120423-0034560, Davidson County Register of Deeds, and noted in the file for Case No. 12P379, Seventh Circuit Court for Davidson County, Tennessee, the property is part of the residue of her estate which is devised to her children, namely Jack Sanders Holt, Kathy Holt Weedman, and Janelle Marie Holt. Jack Sanders Holt and Kathy Holt Weedman are named as Co-Executors with power to administer real property as a part of her estate. Therefore, Jack Sanders Holt and Kathy Holt Weedman join here as Co-Executors and as beneficiaries under the Will, and Janelle Marie Holt joins as a beneficiary only. Nelle S. Holt and Nelle Sanders Holt are one and the same person.

This is improved property known as **4004 Brush Hill Road, Nashville, Tennessee 37216 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **18th** day of **October, 2012**:

Jack Sanders Holt
Jack Sanders Holt, individually and as co-executor of the Estate of Nelle Sanders Holt

Kathy Holt Weedman
Kathy Holt Weedman, individually and as co-executor of the Estate of Nelle Sanders Holt

Janelle Marie Holt
Janelle Marie Holt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jack Sanders Holt and Kathy Holt Weedman,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be **Co-Executors of the Estate of Nelle Sanders Holt**, and further acknowledged that such person executed the foregoing instrument on behalf of the Estate of Nelle Sanders Holt, for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **October**, **2012**:

Notary Public

My Commission Expires: 10.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack Sanders Holt, Kathy Holt Weedman, and Janelle Marie Holt**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **October**, **2012**:

Notary Public

My Commission Expires: 10.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $399,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~18th~~ 19th DAY OF OCTOBER, 2012:

Amanda Vaughn
Notary Public

My Commission Expires: 01/07/2013

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY