**QUIT CLAIM DEED**

BILL GARRETT, Davidson County
Trans:T20130018433 DEEDQC
Recvd: 03/06/13 13:29 4 pgs
Fees:22.00 Taxes:0.00

20130306-0022385

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$0.00**

Alma J. Scruggs, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 3rd DAY OF ~~JANUARY~~ March, 2013.

Notary Public
Print Name: ERNEST B. Williams IV

MY COMMISSION EXPIRES: 3/8/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ernest B. Williams IV, PLLC (ebw)
P.O Box 159264
Nashville, Tennessee 37215

| **ADDRESS NEW OWNER(S) AS FOLLOWS** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBER(S)** |
|---|---|---|
| ALMA J. SCRUGGS<br>500 SOUTHERN TURF DR<br>NASHVILLE TN 37211 | ***Same as Owner*** | **10516001300** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **KELLY EUGENE WILLIAMS AND WILLIAM LADD WILLIAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAS SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ALMA J. SCRUGGS**, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT (THE "PROPERTY"):

**SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE**

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including those recited in **EXHIBIT "A"**.

This is property, known as: **500 Southern Turf Dr, Nashville TN 37211.**

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my/our hand this 1st day of ~~January,~~ March 2013.

**GRANTOR:**

Kelly Eugene Williams

**KELLY EUGENE WILLIAMS**

**STATE OF TENNESSEE** )
**COUNTY OF** Sumner )

BEFORE THE UNDERSIGNED, a Notary Public of the State and County aforementioned, personally appeared **KELLY EUGENE WILLIAMS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

**WITNESS** my hand and seal, this 1st day of ~~January~~ March, 2013.

Carolyn B. Owens

Notary Public

My Commission Expires: 8/17/15

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: ✓ Driver's License _____ Other: _____

CAROLYN C. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WILLIAM LADD WILLIAMS

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

BEFORE THE UNDERSIGNED, a Notary Public of the State and County aforementioned, personally appeared **WILLIAM LADD WILLIAMS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

**WITNESS** my hand and seal, this 3rd day of ~~January~~ March, 2013.

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Mar. 8, 2016

Notary Public

My Commission Expires: 3/8/16

Personally known ☐ Produced Identification: _____
Type of Identification: _____ Driver's License _____ Other: _____

**EXHIBIT A**
**LEGAL DESCRIPTION**

**Property Address: 500 Southern Turf Dr, Nashville TN 37211**

**Map/Parcel: 10516001300**

Being Lot No. 32, Section Two, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 is more particularly described as follows:

Beginning at a point in the northerly margin of Southern Turf Drive, the same being a common corner of Lots 31 and 32; thence northwardly with the dividing line between Lots 31 and 32, 108.9 ft. to a monument; thence westwardly with the dividing line between Lots 32 and 33, 108.1 ft. to a point in the westerly margin of Seminole Avenue; thence southwardly with the westerly margin of Seminole Avenue, 102.3 ft. to a monument; thence around an arc to the right 35.97 ft. to a marker in the northerly margin of Southern Turf Drive; thence with the northerly margin of Southern Turf Drive, westwardly 125.1 feet to the point of beginning.

Being the same property conveyed to Harold B. Scruggs and wife, Alma J. Scruggs from John U. Wilson and wife, Louise Wilson by Warranty Deed dated September 24, 1954 and recorded on October 11, 1954 in Deed Book 2300, Page 25, in the Register's Office of Davidson County, Tennessee. The said Harold B. Scruggs died on November 25, 1996 per death certificate dated December 02, 1996, issued by Tennessee Department of Health, Davidson County, Tennessee.

**Subject to:**

A 20 foot permanent easement across a portion of Lot 32 of the Russwurm Heights Subdivision, as of record in Book 2083, Page 101, R.O.D.C., Tennessee; said easement being southeast of and adjacent to the northwesterly line of the aforesaid lot, said easement extending from the northeasterly line to the northeasterly margin of a 10 foot utility easement in the aforesaid lot.

A 10 foot temporary construction easement southeast of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned up completion of construction.

Being the same property conveyed to William Ladd Williams, Kelly Eugene Williams, and Alma J. Scruggs by deed from Alma J. Scruggs dated December 30, 2011, recorded on January 18, 2012 as Instrument No. 20120118-0004798, Register's Office for Davidson County, Tennessee.