RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130100078

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0090

BILL GARRETT, Davidson County
Trans:T20130018837 DEEDWARR
Recvd: 03/07/13 14:11 2 pgs
Fees:13.00 Taxes:789.95
20130307-0022951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUSTIN SCRUGGS **1017 CAROLYN DRIVE** **NASHVILLE, TN 37216**	SAME AS NEW OWNER	**072-09-0-396.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL TUNGETT AND AMANDA TUNGETT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUSTIN SCRUGGS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 52 on the Plan of Irvington Subdivision, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Tungett and Amanda Tungett, husband and wife, by Warranty Deed from Brian G. Garrett, unmarried, dated 8/9/10 and recorded 8/16/10 in Instrument No. 20100816-0064508, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1017 CAROLYN DRIVE, NASHVILLE, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of MARCH, 2013.

Michael Tungett by Alan Dale Tungett, Attorney in fact
MICHAEL TUNGETT BY ALAN DALE TUNGETT, ATTORNEY IN FACT

Amanda Tungett by Alan Dale Tungett, Attorney in fact
AMANDA TUNGETT BY ALAN DALE TUNGETT, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of March, 2013, before me personally appeared Alan Dale Tungett to me known to be the person who executed the foregoing instrument in behalf of Michael Tungett and Amanda Tungett as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Michael Tungett and Amanda Tungett.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of March, 2013.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014