MLED13.1747

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130030621 DEEDWARR
Recvd: 04/15/13 12:44 2 pgs
Fees:13.00 Taxes:362.60
20130415-0037104

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52378
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benton T. Scruggs 554 Flintrock Ct. Nashville, TN 37217	Benton T. Scruggs 554 Flintlock Court Nashville, TN 37217

TAX MAP-PARCEL NUMBERS: 135160B07600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Barry Groomes and wife, Nancy Groomes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Benton T. Scruggs, a single man, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 76 on the Plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Groomes and spouse, Nancy Groomes by deed from Gursharn Chattha and spouse, Narinder Chattha, dated July 29, 2008, recorded July 31, 2008 in Instrument No. 20080731-0078617, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20021120-0143949, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20021104-0134724, 20021106-0136459, 20030610-0080281, and 20050520-0056888, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 554 Flintlock Court, Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2013.

Barry Groomes

Nancy Groomes

State of TENNESSEE

County of DAVIDSON

On this 10th day of April, 2013 , before me the undersigned authority, personally appeared Barry Groomes Nancy Groomes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of RUTHERFORD

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2013

Notary Public

My Commission Expires: 11-23-2015

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY