(2)

Record & Return To:
Watauga Title Company
185 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chad C. Conner
500 Southern Turf Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
900 W. Trade Street
Charlotte, NC 28225-0001

M & P 10516001300

BILL GARRETT, Davidson County
Trans:T20130061828 DEEDWARR
Recvd: 07/19/13 13:46 3 pgs
Fees:18.00 Taxes:399.60
20130719-0075050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alma J. Scruggs, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Chad C. Conner, unmarried**, hereinafter called the GRANTEE, his 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. 32 on the Plan of Russwurm Heights, Section Two, of record in Plat Book 2083, page 101, Register's Office, Davidson County, Tennessee, further 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 ft. to the point of beginning.

Being the same property conveyed to Alma J. Scruggs, unmarried by deed dated March 3, 2013 from Kelly Eugene Williams and William Ladd Williams of record in Instr. 20130306-0022385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

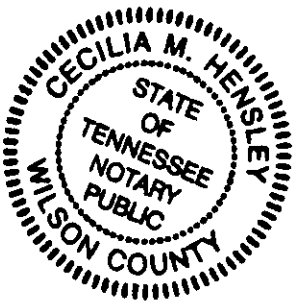
This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **500 Southern Turf Dr., Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **12th** day of **July, 2013.**

Alma J. Scruggs, by and through Ernest B. Williams, IV as Attorney in Fact



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ernest B. Williams, IV,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Alma J. Scruggs, unmarried, the bargainor, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Alma J. Scruggs as her free act and deed..

WITNESS my hand and official seal this 12th day of July, 2013.

Cecilia M. Hensley
NOTARY PUBLIC

My Commission Expires: 4/15/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2013.

M L Hickernell
NOTARY PUBLIC

My Commission Expires: 8-19-13

