BILL GARRETT, Davidson County
Trans:T20140040004 DEEDWARR
Recvd: 06/06/14 11:27 2 pgs
Fees:13.00 Taxes:682.65

20140606-0049433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $184,500.00 (One Hundred Eighty Four Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 3rd day of June, 2014.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sarah Sanders and Harry Sanders 7252 Highway 70 S Unit 1601 Nashville, TN 37221	First Bank 3500 Blue Lake Drive Birmingham, AL, 35243	142070F08900CO

WARRANTY DEED

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, I/WE, **ALEXANDRA N. SCRUGGS YOUNG, married AND KRISTINA RYAN SCRUGGS, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SARAH SANDERS, an unmarried woman AND HARRY SANDERS, a married man,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 89, Unit 1601 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Alexandra N. Scruggs, unmarried and Kristina Ryan Scruggs, unmarried, joint tenants with rights of survivorship, by deed from Mohammed A. Lakhani, n/k/a Anil Jin Lakhani and wife, Marsha Lakhani of record in Instrument Number 20090731-0071846, Register's Office for Davidson County, Tennessee. Alexandra N. Scruggs having since married nowknown as Alexandra N. Scruggs Young, she hereby makes oath that the above described property has never been the marital domicile of Alexandra N. Scruggs Young.
Steven A. Scruggs executes this instrument as Attorney-in-Fact on behalf of Alexandra N. Scruggs Young, pursuant to Power of Attorney recorded in Instrument Number 20140606-0049432 Register's Office for Davidson County, Tennessee.
Steven A. Scruggs executes this instrument as Attorney-in-Fact on behalf of Kristina Ryan Scruggs, pursuant to Power of Attorney recorded in Instrument Number 20140606-0049431, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **7252 HIGHWAY 70 S UNIT 1601** **NASHVILLE,TN37221**

LTSR Number:

GTE File: 2014

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 3rd day of June, 2014

Alexandra N. Scruggs Young

BY: Alexandra N. Scruggs Young, Steven A. Scruggs, AIF
Steven A. Scruggs, Attorney-in-Fact

Kristina Ryan Scruggs

BY: Kristina Ryan Scruggs, Steven A. Scruggs, AIF
Steven A. Scruggs, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of June, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven A. Scruggs**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Alexandra N. Scruggs Young** and acknowledged that he executed that same as the free act and deed of the said **Alexandra N. Scruggs Young**.

WITNESS my hand and official seal this the 3rd day of June, 2014.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of June, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven A. Scruggs**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Kristina Ryan Scruggs**, and acknowledged that he executed that same as the free act and deed of the said **Kristina Ryan Scruggs**.

Witness my hand and official seal this the 3rd day of June, 2014.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____