WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-2016
(AFFIX SEAL)

NANCY COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

R-ER-14-3131

THIS INSTRUMENT WAS PREPARED BY

10798
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Enid F. Jumper	Endeavor America Loan Serv	
(NAME)	(NAME)	**64-4-77.00**
3131 Oak Ridge Drive	135 Mayess Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MOREEN SCRUGGS (f/k/a MOREEN SCRUGGS-DUNN), UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ENID FAYE JUMPER, A MARRIED WOMAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 60, OAK PARK SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 3600, Page 84, amended in Book 3864, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Moreen Scruggs-Dunn by Warranty Deed from Barbara A. Gregory, recorded on the 9th day of May, 2005 in Instrument No. 20050509-0052276, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK PARK SUBDIVISION, SECTION ONE, as recorded in Plat Book 3600, Page(s) 84, amended in Book 3864, Page 82, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3821, Page 343 and Book 3865, Page 403 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3131 Oak Ridge Drive, Nashville, Tennessee 37207**.

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. 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.

BILL GARRETT, Davidson County
Trans:T20140040311 DEEDWARR
Recvd: 06/09/14 10:28 2 pgs
Fees:13.00 Taxes:440.30
20140609-0049802

Witness my/our hand(s) this the 27th DAY OF MAY, 2014.

Moreen Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOREEN SCRUGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016