BILL GARRETT, Davidson County
Trans:T20140043345 DEEDWARR
Recvd: 06/19/14 08:33 2 pgs
Fees:13.00 Taxes:567.95

20140619-0053424

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: ALW-14-1414

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & F Holdings, LLC	First Advantage Bank	08313032800
(NAME)	(NAME)	
811 Gale Lane	1430 Madison Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT W. SCRUGGS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **S & F HOLDINGS, LLC**, 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 Units A and B, on the plan of The Homes at 1414 Lillian Street as described in the Declaration of Covenants, Conditions and Restrictions recorded 6/16/14 in instrument No. 20140616-0052409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject property was formerly described as:

Land in Davidson County, Tennessee, being Lot No. 154, BLOCK "P", LINDSLEY HOME PLACE, as shown on plat of record in Plat Book 2, Page 92, 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 Robert Scruggs by Warranty Deed from Don C. Crouch et et ux, Lynn Crouch, dated June 19, 1982, recorded June 23, 1982 in Deed Book 5902, Page 126, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed pursuant to Final Decree of Divorce entered by the Second Circuit Court of Davidson County, Tennessee, Docket No. 96D-2508 to Robert W. Scruggs by Quitclaim Deed from Phyliss S. Scruggs, dated March 3, 1998, recorded March 13, 1998 in Deed Book 10836, Page 307, in the Register's Office for Davidson County, Tennessee.

Robert Scruggs, Robert W. Scruggs, Sr. and Robert W. Scruggs are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1414 Lillian St., Nashville, TN 37206

(House Number) (Street) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this 18th day of June, 2014.

Robert W. Scruggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 th day of June, 2014.

Notary Public
My Commission Expires: 10/16/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171