WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063061 DEEDWARR
Recvd: 08/26/14 09:20 2 pgs
Fees:13.00 Taxes:851.00
20140826-0077585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$230,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs	**Same As New Owner**	**Map 61-11**
(NAME) **2525 21st Avenue, So, 2nd Floor**	(NAME)	**Parcel 64**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CAROL CATHERINE DEWERFF, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. SCRUGGS, unmarried,** HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Plan of Maplewood Manor Subdivision, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 150 feet on the southerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Carol Catherine Leath by Quitclaim Deed from Michael Steven Leath, filed for record on February 2, 2005 as Instrument No. 20050202-0012494, Register's Office for Davidson County, Tennessee. Carol Catherine Leath has since remarried and goes by the name of Carol Catherine DeWerff.

David DeWerff joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **920 Curdwood, Nashville, TN 37216**

(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 25th day of August, 2014.

Carol Catherine DeWerff

Carol Catherine DeWerff

David DeWerff

David DeWerff

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Carol Catherine DeWerff and David Dewerff**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2014.

Commission expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public