BILL GARRETT, Davidson County
Trans:T20140085743 DEEDWARR
Recvd: 11/13/14 13:32 2 pgs
Fees:13.00 Taxes:2292.15
20141113-0104856

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$619,500.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

Notary Public

My commission expires: 01-19-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Rogers Scudder	**NEW OWNER**	**117-09-0A-019.00-CO**
19 Foxhall Close		
Nashville, TN 37215		

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,

Winston Biggs, married,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Rogers Scudder and Gary Dean Scudder, wife and husband,

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. 19 on the Plan of Foxhall Close as of record in Plat Book 4860, Page 46 and amended by Book 5005, Page 136, Book 5380, Page 122 and Book 5839, Page 610, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to WINSTON BIGGS, by deed from DAVID HAMMETT, of record as Instrument No. 20041202-0143905, dated November 29, 2004, said Register's Office.

The undersigned, Linda Biggs, spouse of Winston Biggs, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **19 Foxhall Close, Nashville, TN 37215**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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/our hand(s) this 12th day of November, 2014.

Winston Biggs

Linda Biggs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Winston Biggs and Linda Biggs**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **November, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY