BILL GARRETT, Davidson County
Trans:T20150002512 DEEDWARR
Recvd: 01/12/15 10:47 2 pgs
Fees:13.00 Taxes:46.25
20150112-0002988

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Scruggs, a married man	SAME AS NEW OWNER (NAME)	02800009500
1005 High Point Lane (ADDRESS)	(ADDRESS)	
Chapmansboro, TN 37035 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brian Lance, a married person and Edwin Lance, a married person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby Scruggs, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 8 OF THE EDWARD W. THOMPSON PROPERTY DESCRIBED ACCORDING TO A SURVEY BY SOUTHEASTERN ENGINEERING COMPANY UNDER DATE OF OCTOBER 15, 1967, AS REVISED APRIL 18, 1968, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF RIDGE HILL DRIVE, SAID POINT BEING 697.66 FEET WEST OF THE SOUTHWEST CORNER OF THE M.E. SPRUILL PROPERTY OF RECORD IN BOOK 3761, PAGE 337, R.O.D.C.; THENCE NORTH 22 DEGREES 36' EAST A DISTANCE OF 484.66 FEET TO A POINT IN THE SOUTH MARGIN OF THE MARTIN PROPERTY; THENCE WITH SAID MARTIN SOUTH LINE NORTH 69 DEGREES 10' WEST A DISTANCE OF 450.0 FEET TO A POINT; THENCE SOUTH 13 DEGREES 05' WEST A DISTANCE OF 375.41 FEET TO THE NORTHERN MARGIN OF RIDGE HILL DRIVE; THENCE SOUTHEASTERLY WITH THE NORTH MARGIN OF RIDGE HILL DRIVE 392.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.43 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRIAN LANCE, A MARRIED PERSON AND EDWIN LANCE, A MARRIED PERSON BY DEED FROM GEORGE LUTHER AVERITT, ADMINISTRATOR OF THE ESTATE OF JAMES L. AVERITT OF RECORD IN INSTRUMENT NO. 20121221-0117668, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5032 Ridge Hill Drive, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 9th day of January, 2015.

Brian Lance

Edwin Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th day of January, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072