PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150035545 DEEDWARR
Recvd: 05/08/15 08:02 2 pgs
Fees:13.00 Taxes:924.63
20150508-0042020

W & I Ref: (DM) Title No.: 57218
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert L. Scruggs 2525 21st Avenue S. 2nd Floor Nashville, TN 37212	SAME

TAX MAP PARCEL NUMBERS: 14507007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mason Ball and wife,, Cindy Ball, and Walter L. Gant**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Scruggs, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Plan of Inns of Granny White of record in Book 6250, page 460, amended in Book 6900, page 125, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mason Ball and wife, Cindy Ball and Walter L. Gant by Warranty Deed from Security Federal Savings and Loan Associations of Nashville, dated April 26, 1991 and recorded on May 8, 1991 of record in Book 8347, page 480, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 460 amended in Book 6900, page 125, said Register's Office, which Plan shows a 50 foot minimum building setback line from Harpeth Knobs Drive a 75 foot minimum setback from the rear line and a 30 foot setback from each side line and a 20 foot easement for sanitary sewer purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on both front corners of said lot. And a drainage easement along the northwesterly boundary of said lot. A 20 foot drainage easement along the northerly side line. The Declaration of Covenants, Conditions and Restrictions of record in Book 6566, page 473, Book 6799, page 383, Book 8595, page 423, Instrument No. 20060308-0027157, Instrument No. 20140403-0027853, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as 1167 Travelers Ridge Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2015.

Mason Ball
Mason Ball

Cindy Ball
Cindy Ball

Walter L. Gant
Walter L. Gant

State of Tennessee

County of Davidson

On this 5th day of May, 2015, before me the undersigned authority, personally appeared Mason Ball, Cindy Ball, and Walter L. Gant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Sworn and subscribed before me this 5th day of May, 2015.

My Commission Expires: 6-24-16

Notary

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016