(7)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037550 DEEDWARR
Recvd: 05/14/15 13:05 2 pgs
Fees:13.00 Taxes:854.70
20150514-0044421

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-VRES-15-68

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Scarbrough and Adam Scarbrough	Same	
(NAME)	(NAME)	**119-2-199.00**
68 Jonell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CANDY E. JOHNSON AND JOSHUA D. JOHNSON AND REENE D. RUSSELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ADAM SCARBROUGH AND JENNIFER SCARBROUGH, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 153 on the Map of Sterling Heights, Section V, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed by Deed from Douglas B. Russell and wife, Minnie M. Russell to Edward D. Russell and wife, Ouida Russell as recorded on the 10th day of January, 1969 in Deed Book 4299, Page 982, in the Register's Office of Davidson County, Tennessee. Edward D. Russell having since died on March 1, 1991 leaving Ouida Russell the surviving tenant by the entirity. Also being the same property conveyed by Quitclaim from Ouida Russell to Ouida Russell and Candy E. Johnson, tenants in common with right of survivorship, as recorded on the 10th day of October, 2001 in Instrument No. 20011010-0110245. Ouida Russell having since died on April 15, 2014. Also being the same property conveyed by Quitclaim Deed from Candy E. Johnson to Candy E. Johnson, Reene D. Russell and Joshua D. Johnson as tenants-in-common with the right of survivorship as recorded on the 20th day of May, 2014 in Instrument No. 20140520-0043096, in the Register's Office of Davidson County, Tennessee.

NOTE: Reene Russell, Conservator for Marilyn Russell, and Janet Ray (heirs at law of Ouida Russell) executed Quitclaim Deeds of record in Instrument No. 20150514-0044418 and Instrument No. 20150514-0044417, Register's Office for Davidson County, Tennessee for the purpose of confirming that neither Marilyn Russell or Janet Ray have or had any interest in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING HEIGHTS, SECTION FIVE, as recorded in Plat Book 1835, Page(s) 37, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **68 Jonell Drive, Nashville, Tennessee 37210**.

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(S), 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 the 13th DAY OF MAY, 2015.

Candy E. Johnson

Reene D. Russell by Candy E. Johson, Attorney in Fact

by Candy E. Johnson for their Attorney in fact

Joshua D. Johnson by Candy E. Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDY E. JOHNSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2015.

Notary Public
My Commission Expires: 3-6-18

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDY E. JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REENE D. RUSSELL and who acknowledged he/she/they executed the same as the free act and deed of the said REENE D. RUSSELL.

Witness my hand and official seal, this the 13th May, 2015.

Notary Public
My Commission Expires: 3-6-18

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDY E. JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA D. JOHNSON and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA D. JOHNSON.

Witness my hand and official seal, this the 13th of May, 2015.

Notary Public
My Commission Expires: 3-6-18

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212