Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tenneessee 37212

NEW OWNER:

Robert L. Scruggs, Trustee
155 Cheek Road
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0496

Map 130 Group 09-0 Parcel 058.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150039638 DEEDWARR
Recvd: 05/21/15 11:28 3 pgs
Fees:18.00 Taxes:5365.00
20150521-0047005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Fifty Thousand and 00/100 Dollars** (**$1,450,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **5925 TIMOTHY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT L. SCRUGGS, TRUSTEE OF THE 155 CHEEK ROAD TRUST AGREEMENT DATED MAY 18, 2015** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being the easterly 95 feet of Lot No. 11 and the westerly 35 feet of Lot No. 12.

Block "D", on the Revised Plan of Highland of Belle Meade No. 2, as of record in Book 843, Page 18, Register's Office for said County.

Said parts of lots adjoin and front together 130 feet on the southerly side of Cheek Road and run back between parallel lines, 175 feet to the northerly margin of a 25 foot street.

Also included in this conveyance is a strip of land 25 feet wide and 130 feet long which strip of land was formerly an unaccepted dedicated street on "Revised Plan of Highlands of Belle Meade No. 2", which parcel of land begins at the southeast corner of a lot presently owned by the Grantor and hereafter described, and runs westerly 130 feet to a point, which point is the southwesterly corner of the lot owned by the Grantor; thence 25 feet along a line which is a continuation of the westerly border of said Grantor's lot; thence easterly 140 feet to a point on line with the easterly border of Grantee's lot; thence 25 feet northerly, back to the point of beginning.

BEING the same property conveyed to 5925 Timothy, LLC, a Limited Liability Company by Warranty Deed from Doris Gross, a widow, dated April 8, 2014, and of record Instrument No. 20140513-0040947, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Robert L. Scruggs, Trustee of the 155 Cheek Road Trust Agreement Dated May 18, 2015 by Quitclaim Deed from 5925 Timothy, LLC, a Limited

Liability Company, dated May 20, 2015 and of record in Instrument No._____, Register's Office for Davidson County, Tennessee. For further reference see Book 2145, Page 337, said Register's Office.

This is IMPROVED property known as 155 Cheek Road, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized member, this 20th day of **May, 2015**.

5925 TIMOTHY, LLC

By: _____

Nathan W. Lyons, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Nathan W. Lyons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Nathan W. Lyons is Chief Manger of 5925 TIMOTHY, LLC, the within named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 20th day of **May, 2015**.

_____

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,450,000.00** .

AFFIANT

Sworn to and subscribed to before me 20th day of **May, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17