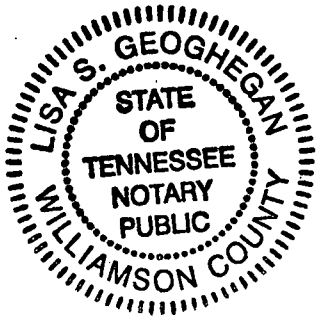
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-22-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy R. Phelps and Angela M. Phelps	Peoples Home Equity	171 03 0A 015.00
(NAME)	(NAME) 207 N. Boone St.	
5125 Fredericksburg Way East	Suite 600	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Johnson City, TN 37604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Philip H. Scruggs and Robin Robinson Scruggs, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy R. Phelps and Angela M. Phelps, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 123* on the Plan of Section 1B Fredericksburg, of record in Book 7900, Page 552 and corrected by Surveyor's Certificate of Correction of record in Book 9459 Page 129 said Registers Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip H. Scruggs and Robin E. Robinson by Warranty Deed from Luis Fernando Rodriguez and Kimberly S. Rodriguez, husband and wife dated May 17, 2007 and recorded June 1, 2007 as Instrument No. 20070601-0064932, in said Register's Office for Davidson County, Tennessee.

* The prior deed mistakenly and erroneously referred to Lot 128.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-152230

BILL GARRETT, Davidson County
Trans:T20150050243 DEEDWARR
Recvd: 06/23/15 15:22 2 pgs
Fees:13.00 Taxes:1424.50
20150623-0060203

unimproved ☐

This is improved ☒ property, known as 5125 Fredericksburg Way East, Brentwood, TN 37027

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, has 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 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 our hands this 21st day of May, 2015.

Philip H. Scruggs

Robin Robinson Scruggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Philip H. Scruggs and Robin Robinson Scruggs, husband and wife, the within named bargainor, 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.

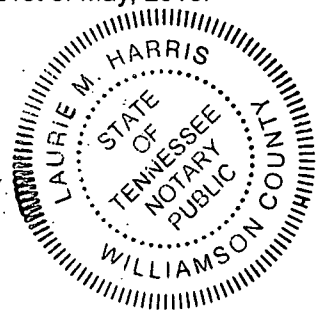
Witness my hand and official seal, this the 21st of May, 2015.

Laurie M. Harris

Notary Public

My Commission Expires: 3-25-18

(SEAL)



File Number: FRN-152230