BILL GARRETT, Davidson County
Trans:T20150063561 DEEDWARR
Recvd: 08/03/15 11:55 2 pgs
Fees:13.00 Taxes:1424.50
20150803-0076357

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Rachelle Cavalli
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of July, 2015.

Notary Public
My commission expires: 04/1716

05-1506-66600

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Eric T. Ross 749 Hamilton Avenue Nashville TN 37203	NEW OWNER	105-06-0-149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vernice Brown Scruggs, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric T. Ross**, hereinafter called the Grantees, their successors and assigns, a 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. 74, on the Plan of Trabue Heirs Land, of record in Book 332, Page 102; and revised in Book 332, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vernice Brown Scruggs and wife, Peggy O. Scruggs by deed from William X. Harper and wife, Justine A. Harper, dated July 3, 1967, recorded July 14, 1967, of record in Book 4152, Page 299, Register's Office for Davidson County, Tennessee. The said Peggy O. Scruggs having since died July 4, 2009.

Peggy O. Scruggs and Peggy Oneal Scruggs are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 749 Hamilton Avenue, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of July, 2015.

Vernice Brown Scruggs

Vernice Brown Scruggs

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Vernice Brown Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27th day of July, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY