BILL GARRETT, Davidson County
Trans:T20150064715 DEEDWARR
Recvd: 08/05/15 09:31 2 pgs
Fees:13.00 Taxes:3700.00
20150805-0077703

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CARROLL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2015. Notary Public My Commission Expires: 3/24/17

Address New Owner As Follows: Larry and Alaina Davis 2806 West Linden Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 10414009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT MYLES SCOGGINS AND MAREN SCOGGINS, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LARRY DAVIS AND ALAINA DAVIS, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Westmoreland Place, of record as Plat Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Myles Scoggins and wife, Maren Scoggins, by deed from Cornerstone Investments, Inc., of record as Instrument No. 20121105-0101769, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 421, page 16, said Register's Office.

This is improved property known as: **2806 West Linden Avenue, Nashville, TN 37212.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of July, 2015.

Robert Myles Scoggins

Maren Scoggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Myles Scoggins and Maren Scoggins, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2015

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016