WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/15 11:02 2 pgs
Fees:13.00 Taxes:444.00
20151013-0104052

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 25th day of Sept, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Glenn Eugene Crumpton	New Owner	025-07-0-031.00
6571 Greenbrier Cemetery Rd.		
Greenbrier, TN 37073		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Margaret H. Scoggins, widow,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Glenn Eugene Crumpton and Gina Crumpton,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Ranchwood Estates, Section 3, as of record in Book 3300, Page 59, Register's Office for said County.

Said Lot No. 50 fronts 41.54 feet on the east side of Rosehill Court, and extends back between lines 245.2 feet on the north line and 272.2 feet on the south line to a dead line, which is a broken line, measuring 274.7 feet thereon.

Being the same property conveyed to Albert D. Scoggins and wife, Margaret H. Scoggins from Thomas M. Moore and wife, Barbara M. Moore by Warranty Deed on April 30, 1969, of record in Book 4329, Page 70, Register's Office for Davidson County, Tennessee. Said Albert D. Scoggins having since died on 12/27/11 leaving Margaret H. Scoggins as the surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3398, Page 479, Register's Office for Davidson County, Tennessee.

This is improved property known as: **410 Rosehill Court, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 25, 2015.

Margaret H. Scoggins by Robert Dale Scoggins as Atty in Fact.

Margaret H. Scoggins by Robert Dale Scoggins
As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Robert Dale Scoggins, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Margaret H. Scoggins, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Margaret H. Scoggins, the bargainor(s), by the said Robert Dale Scoggins Attorney-in-Fact. POA recorded simultaneously herewith

20151013-0104051

WITNESS my hand and seal, this 25th day of September, 2015.

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.