WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Ex.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scruggs Homes, GP	Same as New Owner	Map 118-6
(NAME)	(NAME)	
238 Burlington Place		Parcel
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Samuel W. Lavender Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scruggs Homes, GP, Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs 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 the northerly part of Lot 2 of Block E. Battlefield Estates, Section 2, as of record in Book 843, page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot 2 fronts 100 feet on the southerly margin of Battlefield Drive and extends back 200 feet on the westerly line along the common line with Lot 1, and extends back 200 feet along the easterly line to a dead line in the rear measuring 100 feet thereon.

Included in the above described tract of land, but specifically excluded therefrom is that portion of the subject property conveyed to Ophelia Wilkerson Breen by deed of record in Book 2240, page 243, Register's Office for Davidson County, Tennessee.

Also included in the above, but specifically excluded therefrom is that portion of the subject property conveyed to the State of Tennessee by Final Consent order of the Circuit Court of Davidson County, Tennessee. A certified copy of the order was filed for record in Book 4364, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Lavender by Executor's Deed of Correction from SunTrust Bank, a Georgia corporation (Successor to Third National Bank in Nashville), Executor Under the Will of Lee Ola Noble Meadors, filed for record on February 10, 2005 as Instrument No. 20030102-0000152, corrected as Instrument No. 20050210-0015430, Register's Office for Davidson County, Tennessee. Margaret Lavender died intestate on October 4, 2004 resulting in the subject property passing by the law of intestacy to Grantor, her sole heir, Samuel W. Lavender, Jr., as evidenced by the Affidavit of Heirship, of record as Instrument No. 20151103-0111736 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book *, page *, said Register's Office; (c) Restrictive covenants contained in Book *, page *, said Register's Office; and (d) Charter of record in Book *, page *, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 841 Battlefield Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150093521 DEEDWARR
Recvd: 11/03/15 09:53 2 pgs
Fees:13.00 Taxes:1147.00

20151103-0111737

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, have 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 my/our hands this 30th day of October, 2015.

Samuel W. Lavender Jr.
Samuel W. Lavender Jr.

State of Tennessee
County of Davidson

Personally appeared before me Samuel W. Lavender Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

Notary Public

My Commission Expires: _____

File No.: 35971

