THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150094884 DEEDWARR
Recvd: 11/06/15 12:33 2 pgs
Fees:13.00 Taxes:523.55
20151106-0113357

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Ronald Brinegar, et ux 303 Nix Drive Madison, TN 37115	(Same)	043-06-0-093.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE B. SCRUGGS and JO ANN SCRUGGS, Husband and Wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **RONALD BRINEGAR and SHIRLEY BRINEGAR, Husband and Wife,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, page 37, said Register's Office for said County, being Lot No. 41 on the Revised Plan of the Subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows:

Beginning on the westerly margin of Nix Drive 130.01 feet north of the northerly margin of Roosevelt Drive, said point of beginning the northeast corner of Lot No. 40 conveyed to Sadie Sykes by Deed from Walter E. Sykes, of record in Book 2199, page 603, Register's Office for said County, being also the common corner of Lots Nos. 40 and 41; thence with the line between said Lots Nos. 40 and 41 westwardly 175 feet to the easterly line of Lot No. 55; thence with the line between Lots Nos. 41, 54 and 55 northwardly 120 feet to the southwest corner of Lot No. 42; thence with the line between said Lots Nos. 41 and 42 eastwardly 175 feet to the westerly margin of said Nix Drive; thence with the same southwardly 120 feet to the beginning.

BEING the same property conveyed to JOE B. SCRUGGS and JO ANN SCRUGGS, husband and wife, by deed from LOUIS R. BALDESSARI and PEGGY J. BALDESSARI, husband and wife, of record in Book 10613, page 198, dated September 17, 1997, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $141,500.00.

Affiant

Subscribed and sworn to before me, this 4 of November, 2015.

Notary Public

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 303 Nix Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4 day of November, 2015.

JOE B. SCRUGGS

JO ANN SCRUGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JOE B. SCRUGGS and JO ANN SCRUGGS,** the within named bargainors, 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 at Goodlettsville, Tennessee, this the 4 day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY