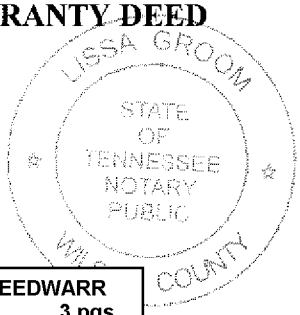
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/28/15 16:50 3 pgs
Fees:18.00 Taxes:740.00
20151228-0130263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 20 15.

Notary Public

MY COMMISSION EXPIRES: 9-12-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ferrinado Scruggs and Qiana Scruggs	Regions Bank dba Regions Mortgage	
(NAME)	(NAME)	
1536 Andchel Drive	2050 Parkway Office Circle, RCN-6	86-8 121
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALBERT W. COLLINS AND WIFE, JAMILA H. COLLINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FERRINADO SCRUGGS AND QIANA SCRUGGS, HUSBAND AND WIFE,** 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 Lot No. 334 on the Plan of Camden Woods, Phase 1, of record in Plat Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Albert W. Collins and Jamila H. Collins by deed from The Convention of the Protestant Episcopal Church in the Diocese of Tennessee, a Tennessee not-for-profit corporation, of record in Instrument No. 20021220-0157665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 6900, Pages 697 and 698, said Register's Office; Restrictive Covenants of record in Book 7620, Page 561, book 8241, Page 196, Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737, Instrument Nos. 20080924-0096976, 20120904-0079787, 20120904-0079788, and 20140707-0059383, said Register's Office; and Bylaws of record in Book 7620, Page 583, said Register's Office.

unimproved
This is improved x property, known as 1536 Andchel Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18 day of December, 2015.

ALBERT W. COLLINS

JAMILA H. COLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert W. Collins and Jamila H. Collins, the 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 Nashville, Tennessee this 18 day of December, 2015.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

