Davidson County DEEDWARR
Recvd: 01/06/16 15:02 3 pgs
Fees:18.00 Taxes:518.00
20160106-0001350

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
15-2428TN

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ St. Lucie

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Nelson W. Turner
Affiant 12-30-15

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

Susan Falciglia
Notary Public

Commission Expiration: 7/2/17

SUSAN L. FALCIGLIA
Notary Public - State of Florida
My Comm. Expires Jul 2, 2017
Commission # FF 033356
Bonded Through National Notary Assn.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Traci Kay Scruggs 1124 Neelys Bend Road Madison, TN 37115	SAME AS NEW OWNER.	-05212000500

WARRANTY DEED

FOR AND IN 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, **Nelson W. Turner and wife, Cheryl Turner,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Traci Kay Scruggs, a single woman,** 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:

Property known as 1124 Neelys Bend Road Madison, TN 37115, County of Davidson

Being Lot 3 on the Plan of Marlin Meadows, Section No. 3 not of record and described as follows:

Beginning at a point on the westerly margin of River Pass, the common corner of Lots 3 and 28; thence with the margin of said River Pass, northeastwardly 169.2 feet to the beginning of a curve; thence with said curve northwardly 34.4 feet to a point in the southwesterly margin of Neelys Bend Road; thence with the margin of said road, northwestwardly 179.45 feet to the common corner of Lots 2 and 3; thence with the line between said lots, southwestwardly 232.5 feet to a corner of Lot 28; thence with the line between Lots 3 and 28, southeastwardly 243 feet to the point of beginning.

Being the same property conveyed to Nelson W. Turner and wife, Cheryl Turner by deed from Judy Carnegie, Conservator of the Person and Estate of Ruby Turner dated 1/5/2006, recorded 1/6/2006 filed of record in Instrument No. 20060106-0002518, said Register's Office.

Tax Map and Parcel ID is as follows 05212000500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1124 Neelys Bend Road, Madison, TN 37115

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 unemcumbered, 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 30th day of December, 2015.

Nelson W. Turner

Nelson W. Turner

Cheryl Turner

Cheryl Turner

STATE OF FLORIDA

COUNTY OF St. Lucie

On this 30th day of December, 2015, before me personally appeared **Nelson W. Turner and wife, Cheryl Turner**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of December, 2015.

Susan Falciglia

Notary Public

Commission Expiration: 7/2/17

SUSAN L. FALCIGLIA
Notary Public - State of Florida
My Comm. Expires Jul 2, 2017
Commission # FF 033356
Bonded Through National Notary Assn.

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

