File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160048056 DEEDWARR
Recvd: 06/07/16 13:58 2 pgs
Fees: 13.00 Taxes: 9022.45
20160607-0057427

W & I Ref: (DM) Title No.: 58359
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Epstein & Underwood, LLC 475 Metroplex Drive Suite 109 Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 13206003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,438,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randy L. Scruggs and Gary E. Scruggs, Trustees of Earl E. Scruggs Trust, Established April 27, 2006**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Epstein & Underwood, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, described according to a mortgage loan inspection by John Kohl, dated April 14, 1992, as follows:

Beginning at a point in the west line of Franklin Road, said point being 2,753 feet South of the centerline of Caldwell Lane; thence, South 8 deg. East 399.93 feet to a point; thence South 82 deg. West 872.5 feet to a point; thence North 8 deg. West 400 feet to a point; thence, North 82 deg. East 875 feet to the point of beginning.

Being the same property conveyed to Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust by Warranty Deed from Earl E. Scruggs, an unmarried person, dated February 19, 2007 and recorded on March 16, 2007, of record in Inst. No. 20070316-0032440, said Register's Office, and by Deed of correction in Inst. No. 20070413-0044700, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years.

This is improved property, known as 4121 Franklin Pike, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of June, 2016.

Earl E. Scruggs, Trust, Established April 27, 2006

By: _____
Randy L. Scruggs, Co-Trustee

By: _____
Gary E. Scruggs, Co-Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Randy L. Scruggs and Gary E. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Co-Trustees** of **Earl E. Scruggs, Trust**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the Trust as Co-Trustees.

Witness my hand and official seal, at office in Davidson County Tennessee this the 7th day of June, 2016.

My Commission Expires: _____

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $2,438,500.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2016.

My Commission Expires: _____

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019