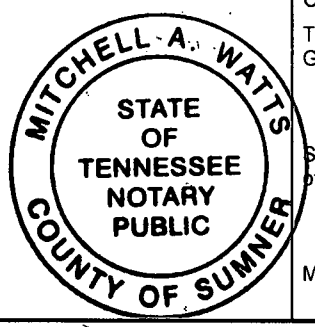
WARRANTY DEED



State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,919,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Earl Scruggs	NEW OWNER	102-16 60.00
(NAME)	BILL GARRETT, Davidson County	
508 Huckleberry Road	Trans:T20160096738 DEEDWARR	
(ADDRESS)	Recvd: 11/02/16 08:51 2 pgs	
Nashville, TN 37205	Fees:13.00 Taxes:7102.15	
(CITY) (STATE) (ZIP)	20161102-0115620	

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, **Paul Michael Gaustad, Trustee of the Paul Michael Gaustad Revocable Trust u/a dated March 30, 2015 and Danielle Marie Gaustad, Trustee of the Danielle Marie Gaustad Revocable Trust u/a dated March 30, 2015,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Earl Scruggs and Susan Kay Garwood, 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. 144 on the Plan of Hillwood Estates, Section Nine - Part Two, of record in Book 2331, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geoffrey D. Hill and wife, Becky A. Hill, by Warranty Deed from D and M Development, LLC, dated September 2, 2011, of record in Instrument No. 20110907-0069113, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patric Hornqvist and wife, Malin Hornqvist, by Warranty Deed from Geoffrey D. Hill and wife, Becky A. Hill, dated October 29, 2013, of record in Instrument No. 20131101-0113540, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Paul Gaustad and wife, Danielle Gaustad, by Warranty Deed from Patric Hornqvist and wife, Malin Hornqvist, dated September 15, 2014, of record in Instrument No. 20140922-0086599, Register's Office for Davidson County, Tennessee. AND being the same property conveyed a fifty percent (50%) undivided interest unto Paul Michael Gaustad, as Trustee of the Paul Michael Gaustad Revocable Trust under agreement dated March 30, 2015, and a fifty (50%) undivided interest unto Danielle Marie Gaustad, as Trustee of the Danielle Marie Gaustad Revocable Trust under agreement dated March 30, 2015, by Warranty Deed from Paul Gaustad and wife, Danielle Gaustad, dated April 30, 2015, of record in Instrument No. 20150617-0057868, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 508 Huckleberry Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 20106, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2331, page 28; all of record in the Register's Office for Davidson County, Tennessee.

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 ~~our hands~~ this ~~31st~~ 28th day of October, 2016.

Paul Michael ~~Gaustad, Trustee~~ Gaustad, Trustee

Danielle Marie Gaustad, Trustee

STATE OF Oregon
COUNTY OF Clackamas.

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Paul Michael Gaustad, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Trustee for the Paul Michael Gaustad Revocable Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Trust, the within named bargainor by the said Paul Michael Gaustad as Trustee.

Witness my hand and official seal at Lake Oswego, Oregon, this 28 day of October, 2016.

Notary Public

My Commission Expires:

OFFICIAL STAMP
DONALD G KENWORTHY
NOTARY PUBLIC-OREGON
COMMISSION NO. 933334
MY COMMISSION EXPIRES OCTOBER 19, 2018

STATE OF Oregon
COUNTY OF Clackamas.

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Paul Michael Gaustad, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Trustee for the Paul Michael Gaustad Revocable Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Trust, the within named bargainor by the said Paul Michael Gaustad as Trustee.

Witness my hand and official seal at Lake Oswego, Oregon, this 28 day of October, 2016.

Notary Public

My Commission Expires:

OFFICIAL STAMP
DONALD G KENWORTHY
NOTARY PUBLIC-OREGON
COMMISSION NO. 933334
MY COMMISSION EXPIRES OCTOBER 19, 2018