WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M16SS73

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Basile	movement mortgage, LLC	Map 130-16
(NAME)	(NAME)	
5400 Hillsboro Pike	PO BOX 890964	Parcel 59.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Charlotte, NC 28289-5964	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert L. Scruggs, Trustee for the 5400 Hillsboro Pike Trust A/U/D February 26, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Allison Basile, an unmarried 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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 51 on the plan of (revised) Westwood, as of record in Plat Book 974, page 14, Register's Office Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 51 fronts 288 feet on the easterly side of Hillsboro Road and runs back 480 feet on the northerly line and 454 feet on the southerly line to the westerly line of property conveyed to Walter Stokes and wife, by deed of record in Book 1027, page 387, said Register's Office.

Being the same property conveyed to Robert L. Scruggs, Trustee of the 5400 Hillsboro Pike Trust Agreement dated February 26, 2013 by Warranty Deed from Eugene C. Johnson Jr. and Sally H. Johnson, filed for record on March 13, 2013 as Instrument No. 20130313-0024889, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5400 Hillsboro Pike, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20160103660 DEEDWARR
Recvd: 11/23/16 10:15 2 pgs
Fees:13.00 Taxes:3237.50
20161123-0123660

Witness my/our hands this 18th day of November, 2016.

Robert L. Scruggs, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under that certain Trust Agreement dated February 26, 2013, for the benefit of 5400 Hillsboro Pike Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 18th day of November, 2016.

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 3-7-2020

Notary Public

My Commission Expires: _____

File No.: 37319