29259-8 Box 14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 2017 Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170006156 DEEDWARR
Recvd: 01/23/17 10:21 2 pgs
Fees:13.00 Taxes:3515.00
20170123-0006946

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Scruggs	NEW OWNER	MAP
308 Page Road		PARCEL 130-09-0-106.00
Nashville, TN 37205		
(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, **Christopher A. Stapleton and Morgane Hayes Stapleton, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julian Cooley Scruggs, IV and Laura Graham 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. 23, Block 4 on the Plan of The Highlands of Bellemeade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher A. Stapleton and Morgane Hayes Stapleton, husband and wife by Special Warranty deed from First Tennessee Bank National Association of record in Instrument No. 20100412-0027479 Register's Office for Davidson County, Tennessee, dated April 06, 2010 and recorded on April 12, 2010.

Being also known as 308 Page Road Nashville, Tennessee 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **308 Page Road, Nashville, TN 37205.**

This instrument is being executed on behalf of Christopher A. Stapleton, pursuant to a Power of Attorney executed by same on the 19th day of January, 2017, of record in Instrument No. 20170123-0006944, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Morgane Hayes Stapleton, pursuant to a Power of Attorney executed by same on the 19th day of January, 2017, of record in Instrument No. 20170123-0006945, 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 hand(s) this the 20th day of January, 2017.

Christopher A. Stapleton By: Kris Wiatr, Attorney in Fact

Morgane Hayes Stapleton By: Kris Wiatr, Attorney-in-Fact

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 **Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Christopher A. Stapleton**, as his Attorney in Fact, as the free act and deed of the within named **Christopher A. Stapleton**.

Witness my hand and official seal this the 20th day of January, 2017.

My Commission expires 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Morgane Hayes Stapleton**, as her Attorney in Fact, as the free act and deed of the within named **Morgane Hayes Stapleton**.

Witness my hand and official seal this the 20th day of January, 2017.

My Commission expires 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public