29420-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170022993 DEEDWARR
Recvd: 03/17/17 14:02 2 pgs
Fees: 13.00 Taxes: 1417.10
20170317-0026397

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $383,000.00

TBB

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2017.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler B. Braddy **Katherine T. Blackmon**	**Republic State Mortgage Co.**	**Map 104-01-0 Parcel 113.00**
189 Chamberlin Street	**815 Hawthorne St.**	
Nashville, TN 37209	**Houston, TX 77006**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julian Cooley Scruggs, IV, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler B. Braddy and Katherine T. Blackmon, 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. 36 and a triangular strip out of the northeast corner of Lot No. 37, of Block 27, on the Plan of the subdivision of the Plummer Place as of record in Book 161, Page 39, Register's Office for said County, described according to a survey made June 15, 1951, by George W. Watkins, Surveyor, as follows:

Beginning on the westerly margin of 38th Ave., No., formerly Chamberlain St. at the corner of Lots Nos. 35 and 36; thence with the line between said two lots westwardly 150 feet to the easterly margin of an alley; thence with said alley southwardly 50 feet to an iron pipe at the corner of Lots Nos. 36 and 37; thence with the line between said two lots along the center of a wall eastwardly 87.4 feet; thence south 86 degrees east 62.6 feet to the westerly margin of 38th Avenue, No.; thence with the said Avenue northwardly 53.2 feet to the beginning. And part of the alley that was closed by Metropolitan County Council, Bill No. 084-173.

Being the same property conveyed to Julian Cooley Scruggs, IV, unmarried, by Deed dated April 12, 2013 from Curtis Groves aka Curtis Martin Groves and Faith Groves aka Faith Jeffreys Groves, husband and wife, of record in Instrument No. 20130416-0037499, Register's Office for Davidson County, Tennessee.

Laura Scruggs, spouse of the above named Julian Cooley Scruggs, IV, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 161, Page 39, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to Easements retained in the Metropolitan County Bill No. 084-173. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **189 Chamberlin Street, Nashville, TN 37209**

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 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 my/our hand(s) this **15th** day of **March, 2017.**

Julian Cooley Scruggs, IV

Laura Scruggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julian Cooley Scruggs, IV and Laura Scruggs,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.