# WARRANTY DEED

Bill Garrett Davidson County
Batch# 45277 DEEDWARR
01/08/2018 11:09:17 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20180108-0002204

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

**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 |
|---|---|---|
| Gregory J. Enochs | Same As New Owner | Map 155-3-A |
| (NAME) | (NAME) | |
| 7225 Belle Chasse Drive | | Parcel 28.00 |
| (ADDRESS) | (ADDRESS) | |
| Nasvhille, TN 37221 | | |
| (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, We, **David Alan Ward and Deborah C. Ward, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory J. Enochs, a married man,** hereinafter called the GRANTEE, 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. 45 on the Plan of Section 1, Rolling River Estates, A PLANNED UNIT DEVELOPMENT, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Alan Ward and wife, Deborah C. Ward by Warranty Deed from Mark F. Bojniewicz and wife, Glenda A. Bojniewicz, filed for record on July 31, 1998 in Book 11044, page 696, Register's Office for Davidson County, Tennessee.

Conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Section I, Rolling River Estates, a Planned Unit Development, as said areas are set forth and defined in Restrictions, of record in Book 4788, page 950, Book 4871, page 640, and Book 4892, page 689; By-Laws of record in Book 4892, page 675; and Charter of record in Book 4892, page 671, amended in Book 8276, page 552, said Register's Office, and to which reference is hereby made for more particulars.

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 7225 Belle Chasse Drive, Nashville, TN 37221
(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.

Witness my/our hands this 5th day of January, 2018.

David Alan Ward
By Robert L. Scruggs Attorney in Fact

David Alan Ward
By: Robert L. Scruggs, Attorney in Fact

Deborah C. Ward
By Robert L. Scruggs, Attorney in Fact

Deborah C. Ward
By: Robert L. Scruggs, Attorney in Fact

## ACKNOWLEDGEMENT

State of Tennessee
County of Davidson

On this 5th day of January, 2018, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Alan Ward and Deborah Courtney Ward**, and acknowledged that he executed the same as the free act and deed of **David Alan Ward and Deborah C. Ward.**

WITNESS my hand and seal this 5th day of January, 2018.

Melody M. Jenkins
Notary Public

My Commission Expires: _____

File No.: 38514

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018