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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171114122** Bill Garrett Davidson County Batch# 46510 DEEDWARR 01/10/2018 09:43:38 AM 2 pgs Fees: $13.00 Taxes: $545.75 20180110-0003181	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,500.00. Kathleen S. Thompson Affiant Subscribed and sworn to before me, this 3rd day of January, 2018. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Walton Thompson 2134 Fairfax Ave Nashville TN 37212	New Owner 3703 Westbrook Ave. Nashville, TN 37205	Tax Parcel ID No. 104-11-0A-009.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Scruggs, unmarried and Linda Scruggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan W Thompson, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A-9, Parcel No. 9 in a horizontal property regime which is located on the Plat of Villager West Condominiums, of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such unit.

Being the same property conveyed to Robert Scruggs by Warranty deed from Nancy W. Ray and Darrell B. Ray of record in Instrument No. 20031003-0146572 Register's Office for Davidson County, Tennessee, dated August 15, 2003 and recorded on October 03, 2003. (Value of consideration shown in aforementioned deed $61,000.00.)

Being also known as 2134 Fairfax Ave Nashville, Tennessee 37212.

Linda Scruggs joins in this conveyance to convey any and all marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2134 Fairfax Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of January, 2018.

Robert Scruggs

Linda Scruggs by Robert Scruggs, attorney-in-fact

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, aforesaid, Robert Scruggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Linda Scruggs, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of January, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020