This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 29th day of March, 2018.

Notary Public
My commission expires:

Bill Garrett Davidson County
Batch# 75663 DEEDWARR
04/03/2018 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180403-0030754

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Geoff Scruggs 922 Strouse Ave Nashville, TN 37206	New Owner	072-13-0 20[illegible]

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM F. BENNETT AND MARY BENNETT F/K/A MARY K. CRUTCHER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GEOFFREY S. SCRUGGS AND KELLY L. SCRUGGS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 as shown on the map entitled Floyd Heights, of record in Book 1424 at Page 96, 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 Mary K. Crutcher, unmarried, and Adam F. Bennett, unmarried, by deed from Cerissa Frey, Unmarried, dated 09/17/2012, of record in Instrument No. 20120919-0085182, said Register's Office.

The said Mary K. Crutcher and Mary Bennett are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 922 Strouse Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of March, 2018.

Adam F. Bennett

Mary Bennett f/k/a Mary K. Crutcher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam F. Bennett and Mary Bennett f/k/a Mary K. Crutcher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Robert L. Scruggs , do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco , a notary public for this county and
Notary's Name

state, Robert L. Scruggs , who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

