This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1836

Bill Garrett Davidson County
Batch# 76222 **DEEDWARR**
04/04/2018 11:19:18 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180404-0031587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2018

Notary Public
My Commission Expires: 7/6/2020

BRIA I SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria Barnes 390 Harding Place #104 Nashville, TN 37211	New Owner	060-02-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wondolyn Gilbert Lane, Executrix of The Estate of Juanita Scruggs**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maria Barnes, unmarried**, hereinafter called the Grantee(s), his/her/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. 20 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 75 feet on the northerly side of Richmond Hill Drive and extends back 121.9 feet on the easterly line and 150 feet on the westerly line to a broken line measuring 99.7 feet thereon.

Being the same property conveyed to James Scruggs et ux Juanita C. Scruggs by Warranty Deed from Marvin J. Hardy, Jr. and Susan T. Christison, dated January 26, 1976, recorded February 3, 1976, of record in Book 4993, page 828, Register's Office for Davidson County, Tennessee. The said James Scruggs having since died on February 4, 2017, property vesting in Juanita C. Scruggs by operation of law as surviving tenant by the entirety. The said Juanita C. Scruggs having since died testate on September 18, 2017, property being conveyed in accordance with the terms of The Last Will and Testament Juanita Scruggs, as the same appears in the Estate of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 17P-2111.

This is improved property located at: **3106 Richmond Hill Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of March, 2018.

GRANTOR:

The Estate of Juanita Scruggs

By: Wondolyn Gilbert Lane
Wondolyn Gilbert Lane, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wondolyn Gilbert Lane, Executrix of The Estate of Juanita Scruggs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019