GENERAL WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 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

Bill Garrett Davidson County
Batch# 79436 DEEDWARR
04/10/2018 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20180410-0033861

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
John K. Reid	Same As New Owner	Map 118-11
(NAME)	(NAME)	
821 Windstone Blvd		Parcel 39.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Randy Lynn Scruggs and Sandra Diane Scruggs, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John K. Reid,** 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. 6 of Block "C" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 6 fronts 65 feet on the easterly side of Azalea Place and runs back 131 feet on the northerly line and 135.7 feet on the southerly line to a dead line on which it measures 95 feet.

Being the same property conveyed to Randy Lynn Scruggs and wife, Sandra Diane Scruggs by Quitclaim Deed from Randy Lynn Scruggs, filed for record on February 5 1982, in Book 5849, page 674, Register's Office for Davidson County, Tennessee.

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 2828 Azalea Place, Nashville, TN 37204
(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 10th day of April, 2018.

Randy Lynn Scruggs

By: Sandra S. Scruggs, attorney in fact

Randy Lynn Scruggs
By: Sandra S. Scruggs, Attorney in Fact

Sandra Diane Scruggs

Randy Lynn Scruggs

By: _____, Attorney in Fact

Randy Lynn Scruggs
By: Lindsey K. Scruggs, Attorney in Fact

General Power of Attorney of Randy L. Scruggs, of record as Instrument No. 20171227-0131232, said Register's Office. Randy Lynn Scruggs and Randy L. Scruggs are one and the same

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ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On this 10th day of April, 2018, before me personally appeared, **Sandra S. Scruggs and Lindsey K. 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 **Randy Lynn Scruggs** and acknowledged that they executed the same as the free act and deed of **Randy Lynn Scruggs.**

Witness my hand and official seal this 10th day of April, 2018.

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

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Sandra Diane Scruggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2018.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38691

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

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

