WARRANTY DEED

Bill Garrett Davidson County
Batch# 98876 DEEDWARR
06/01/2018 11:28:39 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180601-0052321

G-BAILEY-18-1029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. DEC. 15, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edwin Noel Scruggs, III and Sarah N Williams	**New Owner** Edwin Noel Scruggs III and Sarah N Williams	
(NAME)	(NAME)	**083050G02300CO**
1029 Maxwell Ave.	1029 Maxwell Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville,TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAILEY & WEST EASTLAND LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWIN NOEL SCRUGGS, III AND SARAH N WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1029 of The Bailey @ Maxwell, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Bailey & West Eastland LLC, a Tennessee Limited Liability Special Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, recorded June 30, 2016 in Instrument No. 20160630-0066643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 7900, Page 194 and Instrument Nos. 20150917-0094668, 20161011-0107251 and 20161130-0125781, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Bailey @ Maxwell, recorded in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20150928-0098248.
- Easement Agreement of record in Instrument No. 20150707-0065711, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150622-0059578, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument No. 20171127-0120864, Register's Office for Davidson County, Tennessee.
- Easements retained in Ordinance No. 58-287 closing Alley No. 1007, of record in Book 4522, Page 475, Register's Office for Davidson County, Tennessee.

- Easements retained in Ordinance No. 71-1403 closing portions of Alley Nos. 1001 and 1007, of record in Book 4522, Page 478, Register's Office for Davidson County, Tennessee.
- All matters as shown on that survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford and Cummings, PC Job No. 14-137, dated June 28, 2016.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1029 Maxwell Ave., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF MAY, 2018.

Bailey & West Eastland LLC, a Limited Liability Company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BAILEY & WEST EASTLAND LLC, A LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

_____
Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

~~**RETURN TO**~~:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record and Return to:
GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC
ATTORNEYS AT LAW
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
CG1C6936289