WARRANTY DEED

Bill Garrett Davidson County
Batch# 106380 DEEDWARR
06/19/2018 10:25:45 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20180619-0058803

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael N. Bennett	new owner	Map 094010 F
(NAME)	(NAME)	
517A S. 13th Street		Parcel 00100 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Scruggs Homes, GP, a General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael N. Bennett and Manuel Rodriguez, married to each other,** 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 Unit A as shown on Exhibit "C" in the Declarations of Covenants, Conditions and Restrictions for Homes at 517 S. 13th, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160225-0018031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same Property conveyed to Scruggs Homes, GP by Quitclaim Deed from Robert L. Scruggs of record for record on February 2, 2016 in Instrument No. 20160225-0018030, 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 517A S. 13th Street, Nashville, TN 37215
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-TWG-18-517A

Witness my/our hands this 14th day of June, 2018.

Scruggs Homes, GP
By: Scruggs Homes, LLC, General Partner

By: _____
Robert L. Scruggs, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Scruggs Homes, LLC, a Tennessee limited liability company, **a General Partner of Scruggs Homes, GP,** the within named bargainor, and that as the Sole Member of the General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Sole Member of the General Partner.

WITNESS my hand and seal this 14th day of June, 2018.

_____
Notary Public

My Commission Expires: 1-3-2022

File No.: 38902

