THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181018296** Karen Y Johnson Davidson County Batch# 172682 **DEEDWARR** 12/11/2018 02:26:03 PM 2 pgs Fees: $13.00 Taxes: $2,072.00 20181211-0120609	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2018. Notary Public My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: Charles Joseph Scarborough, Jr and Catherine Scarborough 134 Woodmont Blvd Nashville TN 37205	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 116-03-0-118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Michael Ruberg and Molly Ruberg, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charles Joseph Scarborough, Jr., and Catherine Scarborough, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 98 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Manor Tract, of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Michael Ruberg and Molly Ruberg, husband and wife by Warranty deed from Ryan Forbes McCostlin and Elizabeth Brooks McCostlin, husband and wife of record in Instrument No. 20150513-0043836 Register's Office for Davidson County, Tennessee, dated 05/12/2015 and recorded on 05/13/2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 3944, Page 53, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 134 Woodmont Blvd Nashville TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VREES-18134

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of December, 2018.

Daniel Michael Ruberg

Daniel Michael Ruberg

Molly Ruberg

Molly Ruberg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Michael Ruberg and Molly Ruberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022