WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyers Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rdnd day of January, 2019.

Notary Public

COMMISSION EXPIRES: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 188374 **DEEDWARR**
01/25/2019 01:55:18 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20190125-0007539

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth G. Rush Allen K. Whitaker	New Owner	116120S00200CO
(NAME) 3705 B Estes Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Scruggs Homes, GP, a General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth G. Rush and Allen K. Whitaker, both unmarried, tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3705 Estes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) , et seq., of record in Instrument Number 20150914-0092993, 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, recorded September 8, 2015, in Instrument No. 20150908-0091051, in the Register's Office for Davidson County, Tennessee.

This conveyance is 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 complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3705B Estes Road (House Number) (Street) (P.O. Address) Nashville TN (City or Town) (state) 37215 (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, successors 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, successors 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 our hands this 23rd day of January, 2019.

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

By: _____
Robert L. Scruggs, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the notary, of the state and county mentioned, 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 such person to be Sole Member of Scruggs Homes, LLC, the General Partner of Scruggs Homes, LLC the within named bargainor, a Tennessee General Partnership, the within named bargainor, and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January 2019.

My commission expires: 1·3·2022

_____
Notary Signature

