Prepared By:
TEAM TITLE LEGAL SERVICES, PLLC
MATTHEW W. RAULSTON & JOHN F. DOBARD
ATTORNEYS AT LAW
1067 RIVERFRONT PARKWAY, SUITE 100
CHATTANOOGA, TN 37402

Return To:
TEAM TITLE SERVICES, LLC
1067 RIVERFRONT PARKWAY, SUITE 100
CHATTANOOGA, TN 37402

Karen Johnson Davidson County
Batch# 207676 DEEDWARR
03/19/2019 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20190319-0025086

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel Number)
Tammecia L. Scruggs	Carrington Mortgage Services	050-03-0-051.00
1349 Bellshire Terrace Drive	P.O. Box 692408	
Nashville, TN 37207	San Antonio, TX 78269	

19TT0059

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, Hensley Group, LLC, a Tennessee limited liability company, do hereby sell, transfer and convey unto Tammecia L. Scruggs, the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47-A on the Plan of Zone Lot Division Lots 46 through 49, Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Page 179 and 180, as amended in Book 6900, Page 390, 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 Louis Hughley and wife, Mary Hughley as tenants by the entirety by Warranty deed from Charles Mulle and wife, Katie Mulle of record in Book 8774, page 175, Register's Office for Davidson County, Tennessee, dated October 28, 1992 and recorded on November 03, 1992.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Ofumengbe Natasha Asemota as Executrix and as Devisee of record in Instrument No. 20190103-0000609 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 03, 2019.

Being the same property conveyed to Hensley Group, LLC a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC a Texas Limited Liability Company of record in Instrument No. 20190114-0003511 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 14, 2019.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 179 and 180, amended in Plat Book 6900, Page 390, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6479, Page 764, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantees herein assume and agree to pay all taxes assessed against said real estate for the year 2019.

TO HAVE AND TO HOLD the same unto the said Tammecia L. Scruggs, her heirs and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and I will forever warrant and defend the same against all lawful claims.

WITNESS MY HAND as of this the 15 day of March 2019.

Hensley Group, LLC

By: Michael Eric Hensley
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of March 2019, before me personally appeared Michael Eric Hensley, to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Sole Member (or other officer), authorized to execute the instrument of the Hensley Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as Sole Member.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

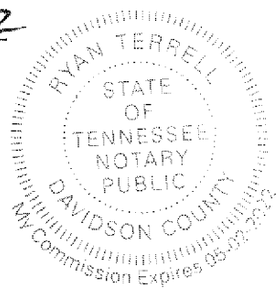
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

03/15/19
Affiant

Subscribed and sworn to before me on this the 15th day of March, 2019.

Notary Public
My Commission Expires: 5-2-22



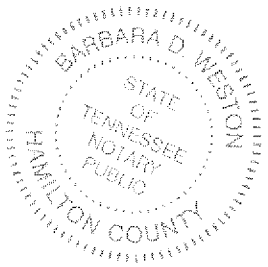
True Copy Certification

I, Joshua Nunnally, do hereby make oath that I am a licensed attorney and/or the 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.

Joshua Nunnally

State of Tennessee
County of Hamilton

Personally appeared before me, Barbara D. Weston, a notary public for this county and state, Joshua Nunnally, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Barbara D. Weston
Notary Public
My Commission Expires: 10/24/2021