WARRANTY DEED

Karen Johnson Davidson County
Batch# 238221 DEEDWARR
06/04/2019 09:00:20 AM 2 pgs
Fees: $13.00 Taxes: $5,642.50
20190604-0052899

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark Read Scruggs and Lynette Hall Scruggs	New Owner	105 13 0 076.00
(NAME)	(NAME)	
1402 Linden Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Austin Bennett and Hanna Bennett, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Read Scruggs and Lynette Hall Scruggs, as Trustees of the Scruggs Living Trust under Trust Instrument dated September 21, 2011, as amended February 4, 2016**, 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 the westerly one half (1/2) of Lot No. 46 in the Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said westerly one half (1/2) of said Lot No. 46 front 50.0 feet on the north side of Linden Avenue and runs back northwardly between parallel lines 169.0 feet to an alley.

Being the same property conveyed to S. Yancy Padget and Renae A. Rota, both unmarried by Warranty Deed from E. David Frohman, unmarried dated April 22, 1999 and recorded April 26, 1999 in Book 11445, Page 519, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to S. Yancey Padget and Renae A. Rota, both unmarried by Quit Claim Deed from S. Yancey Padget F.K.A. S Yancy Padget and Renae A. Rota, both unmarried dated March 27, 2017 and recorded April 2, 2014 as Instrument No. 20140402-0027510, in the said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Austin Bennett and Hanna Bennett, husband and wife by Warranty Deed from S. Yancey Padget, unmarried and Renae A. Rota, unmarried dated June 1, 2017 and recorded June 5, 2017 as Instrument No. 20170605-0055599, in the said Register's Office for Davidson County, Tennessee.

File Number: GRN-1903942SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1402 Linden Ave, Nashville, TN 37212

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.

Witness our hands this 30 day of May, 2019

Austin Bennett

Hanna Bennett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Austin Bennett and Hanna Bennett, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2020

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