Karen Johnson Davidson County
Batch# 259689 DEEDWARR
07/19/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190719-0071184

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

Subscribed and sworn before me this the 19th day of July, 2019.

Notary Public
My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dennis Scroggins, III	United Wholesale Mortgage	172-12-D 421.00
7235 Althorp Way, #T-5	585 South Boulevard E.	
Nashville, TN 37211	Pontiac, MI 48341	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH L. TURNER fka DEBORAH L. WESTBROOK AND MICHAEL SCOTT TURNER, JR., husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DENNIS SCROGGINS, III, a single man, as sole owner,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. T-5 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Deborah L. Westbrook, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 07/29/2005, of record in Instrument No. 20050802-0090516, said Register's Office.

Michael Scott Turner, Jr. is joining in this conveyance to convey any marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7235 Althorp Way, #T-5, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 19th day of July, 2019.

Deborah L. Turner fka Deborah L. Westbrook

Michael Scott Turner, Jr.

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah L. Turner fka Deborah L. Westbrook and Michael Scott Turner, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2019.

My commission expires:

P. PFAFF
Notary Public, State of Texas
Comm. Expires 03-29-2022
Notary ID 2620863

Notary Public

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY