Karen Johnson Davidson County
Batch# 390774 DEEDWARR
04/23/2020 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20200423-0042734

ADDRESS NEW OWNERS and
SEND TAX BILLS:
VANWEBBER, LLC.
A TENNESSEE LIMITED LIABILITY COMPANY
248-B Jackson Meadows Drive
Hermitage, Tennessee 37076

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
072-11-0-033.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SUSAN CRUISE, VIDA ELSYED, WILLIAM SCRUGGS, KENNETH SCRUGGS, AND JOHN SCRUGGS , hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to BRICKHOUSE PRODUCTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY and VAN WEBBER LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 2 on the Plan of Glenmeade Subdivision, First Addition, of record in Book 2330, Page 56, Register's Office for said county.
Said Lot No . 2 fronts 100 feet on the East side of Lee Davis Road and runs back between parallel lines, 148.69 feet to a dead line.
Being the same property conveyed to William M. Scruggs and wife, Eddie Mae Scruggs by Deed from Samuel L. Houston and wife, Cornelia M. Houston, of record in Book 3341, Page 3, in the Register's Office of Davidson County, Tennessee. See Affidavit as to Heirs filed of record in Instrument No. 20190417-0035065.

This Instrument executed on behalf of Vida Elsyed by Susan Cruise pursuant to the Power of Attorney of record in Instrument Number 202004230042732_, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of William Scruggs by Susan Cruise pursuant to the Power of Attorney of record in Instrument Number_202004230042731., Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Kenneth Scruggs by Susan Cruise pursuant to the Power of Attorney of record in Instrument Number _202004230042730_, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of John Scruggs by Susan Cruise pursuant to the Power of Attorney of record in Instrument Number _202004230042733_, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2904 Lee Davis Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns,

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 12 day of March, 2020.

Susan Cruise
SUSAN CRUISE

Vida Elsyed by Susan Cruise, attorney in fact
Vida Elsyed by Susan Cruise her Attoney in Fact

William Scruggs by Susan Cruise, Attorney in fact
William Scruggs by Susan Cruise her Attoney in Fact

Kenneth Scruggs by Susan Cruise, attorney in fact
Kenneth Scruggs by Susan Cruise his Attorney in Fact

John Scruggs by Susan Cruise, Attorney in fact
John Scruggs by Susan Cruise his Attoney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SUSAN CRUISE , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of March, 2020.

J M Belote
NOTARY PUBLIC

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4.19.21
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, Susan Cruise, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vida Elsyed, William Scruggs, Kenneth, Scruggs, and John Scruggs, as Attorney-in-Fact, and who acknowledged that she executed the within instrument as the free act and deed of the said Vida Elsyed, William Scruggs, Kenneth, Scruggs, and John Scruggs .

Witness my hand at office, this 12th day of March, 2020.

J M Belote
NOTARY PUBLIC

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4.19.21

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $270,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 8/22/22

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022