(3)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 792,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/05/2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 408511 DEEDWARR
06/01/2020 12:12:24 PM 2 pgs
Fees: $13.00 Taxes: $2,932.25

20200601-0056016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Clippard Scaglione	New Owner	MAP 115-12-0-
705 Vosswood Drive		PARCEL 015.00
Nashville, TN 37205		
(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, WE, **William A. Ludwig and wife, Jill M. Ludwig**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Clippard Scaglione and Patrick James Scaglione, wife and husband**

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 Lot No. 249 on the Plan of West Meade Farms Inc., Section "H" of record in Plat Book 2133, Page 17, 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 William A. Ludwig and Jill M. Ludwig, husband and wife by Warranty deed from Hak-Joon Sung and Hyun Jung Ha of record in Instrument No. 20170323-0028549 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 2133, Page 17; (3) Restrictions of record in Book 2099, Page 597; (4) Agreement for Dedication of Easement of record in Book 5312, Page 485; (5) all visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **705 Vosswood Drive, Nashville, TN 37205.**

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 the 28th day of May, 2020.

William A. Ludwig by James Waechter, Attorney-in-Fact

Jill M. Ludwig by James Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **William A. Ludwig** and **Jill M. Ludwig** as their Attorney in Fact, as the free act and deed of the within named **Jill M. Ludwig and William A. Ludwig**

Witness my hand and official seal this the 28th day of May, 2020.

My Commission expires 9-6-22

Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON