Karen Johnson Davidson County
Batch# 449569 DEEDWARR
08/04/2020 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $976.43
20200804-0086206

Name and Address of New Owner:
Clay Scruggs
7209 Legacy Dr.
Antioch, TN 37013

Send Tax Statements To:
Hamilton Group Funding, Inc.
1551 Sawgrass Corporate Pkwy, Ste. 300
Sunrise, FL 33323

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20071361

Map and Parcel: 182 06 0A 229.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan M. Frost and Jill G Frost, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clay L Scruggs Jr., and Dora Scruggs, husband and wife**, hereinafter called the GRANTEE, his 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. 239 on the Plan of Final Plat, Old Hickory Hills, Phase Two Section Three of record in Plat at Instrument No. 20041021-0126628 as corrected by Surveyors Certificate of Correction of record in Instrument No. 20041021-0126628, 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 Jonathan M. Frost, unmarried by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20041229-0154066 Register's Office for Davidson County, Tennessee, dated December 21, 2004 and recorded on December 29, 2004.

This conveyance is subject to the following Subject to all matters shown on the Plan of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628; Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730; Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-01160009; Ingress & Egress Easement to cemetery of record in Instrument No. 20000203-0011193; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee; Subject to rights of others in and to the common areas and/or elements; Boundary Plat record in Book 11190, Page 65 and Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Jill G Frost, spouse of Jonathan M Frost, hereby joins in this conveyance to convey all her right, title and interest in and to the subject property.

This is improved property known as: 7209 Legacy Dr., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 30th day of July, 2020.

Jonathan M. Frost

Jill G Frost

State of Tennessee
County of Rutherford

Personally appeared before me, Jonathan M. Frost and Jill G Frost with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th of July, 2020.

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,900.00.

Affiant Signature

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Subscribed and sworn to before me, this 30th day of July, 2020.

Notary Public
My Commission Expires: 5-21-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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