WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/1/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 08, 2024

W-SB-VRES-20-1402

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LeeAnne Gilbert and Paul Gilbert	**New Owner**	
(NAME)	(NAME)	**105-13-0-076.00**
1402 Linden Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK READ SCRUGGS AND LYNNETTE HALL SCRUGGS, TRUSTEES OF THE SCRUGGS LIVING TRUST UNDER TRUST INSTRUMENT DATED SEPTEMBER 21, 2011, AS AMENDED FEBRUARY 4, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEEANNE GILBERT AND PAUL GILBERT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 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 by Warranty Deed from Austin Bennett and Hanna Bennett, husband and wife of record in Instrument No. 20190604-0052899 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 04, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1402 Linden Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 453836 **DEEDWARR**
08/10/2020 02:16:12 PM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20200810-0088877

Witness my/our hand(s) this the 5th DAY OF AUGUST, 2020.

The Scruggs Living Trust under Trust Instrument dated September 21, 2011, as amended February 4, 2016

BY: _____ Trustee
Mark Read Scruggs
Trustee

BY: _____ TRUSTEE
Lynette Hall Scruggs
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK READ SCRUGGS, TRUSTEE of THE SCRUGGS LIVING TRUST UNDER TRUST INSTRUMENT DATED SEPTEMBER 21, 2011, AS AMENDED FEBRUARY 4, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of August, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNETTE HALL SCRUGGS, TRUSTEE of THE SCRUGGS LIVING TRUST UNDER TRUST INSTRUMENT DATED SEPTEMBER 21, 2011, AS AMENDED FEBRUARY 4, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of August, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212