THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P20-11392-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2020 Notary Public MY COMMISSION EXPIRES: 3/20/22 (AFFIX SEAL)

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Earl Scruggs and Emily Hope Lowe		
508 Huckleberry Road	New Owner	133-01-0-180.00
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, **Pamela Coyle and Shaun Washburn, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Earl Scruggs, an unmarried man, and Emily Hope Lowe, an unmarried woman, as tenants in common**

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. 195 and part of Lot No. 197 on the map of Sunrise Heights, 2nd Addition, a plan of which is of record in Book 421, Page 46, Register's Office for said County. Said Lot No. 195 and part of Lot No. 197 are more particularly described as follows: Beginning at a point on the North margin of High Street, said point being the Southwest corner of Lot No. 195; Running thence Northwardly 139.6 Feet, more or less to a point, on the North margin of Lot No. 197, said point being 14 Feet West of the Northeast comer of Lot No. 197; running thence Eastwardly, with the Northerly line of Lots Nos. 197 and 195, 64 Feet to the Northeast corner of Lot No. 197; thence with the Northerly margin of High Street, Westwardly 50 Feet to the point of beginning.

Being the same property conveyed to Pam Coyle and Shawn Washburn by Warranty deed from Household Financial Center, Inc of record in Instrument No. 20070425-0049509 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 25, 2007.

Being the same property conveyed to Diamond Bob Enterprises LLC by Quitclaim deed from Pam Coyle and Shaun Washburn, who acquired title incorrectly as Shawn Washburn, wife and husband of record in Instrument No. 20111221-0099871 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 21, 2011.

Being the same property conveyed to Pam Coyle and Shaun Washburn, wife and husband by Quitclaim deed from Diamond Bob Enterprises LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200116-0005739 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 522375 **DEEDWARR**
12/01/2020 10:23:00 AM 2 pgs
Fees $13.00 Taxes: $638.25

20201201-0139341

This is () UNIMPROVED
(X) IMPROVED property known as **530 High St, Nashville, T**

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 30th day of November, 2020.

Pamela Coyle

Pamela Coyle

Shaun Washburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Coyle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2020.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shaun Washburn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2020.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY