Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 730058 **DEEDWARR**
10/05/2021 08:33:37 AM 2 pgs
Fees: $13.00 Taxes: $11,081.50

20211005-0133492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 2,995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fitzbriar, LLC, a Tennessee limited liability company	New Owner	118-01-031
1407 Sweetbriar Ave (NAME)	(NAME)	
Nashville, TN 37212 (ADDRESS)	(ADDRESS)	
(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,

JAMES H. SCOGGIN AND DANIELLE C. LEE SCOGGIN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fitzbriar, LLC, a Tennessee limited liability company,

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:

Being the easterly 60 feet of Lot No. 11 on the Plan of W.L.B. Lawrence's Plan, of record in Book 2, Page 124, Chancery Court for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 60 feet on the southerly side of Sweetbrier Avenue, and extends back 310 feet on the easterly line and 311 feet, more or less on the westerly line, to a rear line measuring 60 feet.

Being the same property conveyed to James H. Scoggin and Danielle C. Lee Scoggin, husband and wife by Deed dated October 12, 2012 from Cornerstone Investments, Inc., recorded October 16, 2012, in Instrument Number 20121016-0094615, in the Official Records of Davidson County, Tennessee.

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.

This *Improved* property is commonly known as: 1407 Sweetbriar Avenue, Nashville, TN 37212

LT&E File #18465

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 my/our hand(s) this 1st day of October, 2021

James H. Scoggin

Danielle C. Lee Scoggin by James H. Scoggin, her Attorney-In-Fact

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Scoggin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danielle C. Lee Scoggin and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Danielle C. Lee Scoggin.

Witness my hand and official seal this 1st day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 11/14/21

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Scoggin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as his free act and deed.

Witness my hand and official seal this 1st day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 11/14/21

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #18465