WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,200,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2022.

Notary Public

COMMISSION EXPIRES:

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 857658 DEEDWARR
05/18/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220518-0057451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scruggs Homes, GP	Same As New Owner	130-16-0-010
(NAME)	(NAME)	
238 Burlington Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Terry L. Hallemann, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scruggs Homes, GP, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" for Legal Descripton

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

his is Improved property, known as 2401 Hemingway Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37215 (Postal Zip)

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, successors 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, successors 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 11th day of May, 2022.

Terry L. Hallemann

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Terry L. Hallemann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2022.

Notary Public

Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, 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, on this the 11th day of May, 2022.

Signature 05/11/2022

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 11th day of May, 2022.

Notary's Signature

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 16, Block "B" on the Plan of Tyne Meade, Section III of record in Book 1424, pages 12 through 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Terry L. Hallemann from Robert S. Greenberg and Jo Ann Greenberg by Warranty Deed of record in Instrument No. 20180118-0005365, dated January 18, 2018 and recorded January 18, 2018, Register's Office for Davidson County, Tennessee.

Tract 1
Land in Davidson County, Tennessee, being Lot No. 16, Block "B" on the Plan of Tyne Meade, Section III of record in Book 1424, pages 12 through 14, Register's Office for Davidson County, Tennessee.

Tract 2
Being a portion of a parcel of land lying in the Forest Hills District of Davidson County, Tennessee with a Parcel ID # of 13016001000. Said parcel being the Joseph J. Kennedy property as recorded as Document #10145/967 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel is also described as Lot 16 of Block "B" of Plat Book (PB) 1424, PG 12-14 RODCT. Said parcel can be generally described as lying South and adjacent to Hemingway Dr, West and adjacent to Everett Dr, North of Tyne Boulevard, and can be more specifically described as follows:
Commencing at a concrete monument found in the Southern Right of Way (ROW) of Hemingway Drive and being $82°02'24"W a distance of 52.22' from the intersection of said Hemingway Dr and Everett Dr. Said monument being the a point of curvature for said ROW and a point in the North boundary of said Lot 16.
Thence, with said ROW N68°44'45"W a distance of 174.69' to a %" Iron Pin found (Capped "Daniels") in said Southern ROW. Said pin further being the Northeast corner of Lot 15 and the Northwest corner of Lot 16 of said Plat.
Thence, leaving said ROW with the Eastern boundary of said Lot 15 $S21°19'41"W a distance of 106.32' to a point. Said point being the True Point of Beginning.
Thence, leaving said Lot 16 S68°40'19"E a distance of 21.06' to a chain link fence post.
Thence, with said fence $25°17'52"W a distance of 113.70' to a point in the South line of said Lot 16 and a point in the Northern Line of Lot 1 of said Block "B".
Thence, with said Lot 1 N68°54'06"W a distance of 13.19' to a point in a utility pole. Said point being 521°19°41"W a distance of 3.00' from a }4" Iron Pin (Capped "Daniels") used as a witness pin. Said point being the Southeast corner of Lot 15 of said Block "B" and the Southwest corner of the herein described parcel of land.
Thence, leaving said Lot 1 with said Lot 15 N21°19'41"E a distance of 113.48' to the point of beginning. Containing 1,942.9 SQ FT or 0.04 Acres, more or less.

Together with and subject to any easements, covenants, conveyances, and right of ways that are of record and not of record. This description was written by Joshua A. Meeks (RLS # 2790) of DBS & Associates and is based off a survey Dated September 15, 2015 (Project # NS 26270).

Being the same property conveyed to Terry L. Hallemann from Robert S. Greenberg and Jo Ann Greenberg by Warranty Deed of record in Instrument No. 20180118-0005365, dated January 18, 2018 and recorded January 18, 2018, Register's Office for Davidson County, Tennessee.

This property is not a marital status property for the Grantor.