Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,300.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2007.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Scalf, III and wife, Beatrice E. Scalf	Flagstar Bank	052-030-116.00
(NAME)	(NAME)	
606 Larkin Springs	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Troy, MI 48098	
(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, Music City Enterprises, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Scalf, III and wife, Beatrice E. Scalf, 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 Lot No. 24 of Block "A" on the unrecorded plan of Homeacres, as shown on the Plan of Blanchard and Parrish, Civil Engineers, dated October 26,1939.

Said Lot No. 24 fronts 122 feet on the westerly side of Larkin Springs Road and runs back between lines 351.3 feet on the northerly line and 347.3 feet on the southerly line to the corner of an easement reserved for public utilities on which it measures 122 feet, to the northeast corner of said lot being253 feet south of the southwest intersection of Larkin Springs Road and Sanitarium Drive.

Being the same property conveyed to Music City Enterprises, LLC by Substitute Trustee's Deed, filed for record 05/17/07 as Instrument No. 20070517-0059239, Register's Office for Davidson County, Tennessee, and to Music City Enterprises, LLC by Quitclaim Deed from Michael S. Smith and Maribel V. Lineberry, filed for record 05/17/07 as Instrument No. 20070517-0059241, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 606 Larkin Springs, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 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 hand this 13th day of August, 2007.

Music City Enterprises, LLC

By: _____ member
Dewey L. Lineberry, Member

Davidson County DEEDWARR
Recvd: 08/14/07 14:21 2 pgs
Fees:13.00 Taxes:604.21

20070814-0097219

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Dewey L. Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Music City Enterprises, LLC, the within named bargainor, a limited liability company, and that such Dewey L. Lineberry executed the foregoing instrument for the purpose therein contained, by personally signing the name of Music City Enterprises, LLC as member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of August, 2007.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

