Davidson County DEEDWARR
Recvd: 04/29/08 08:05 2 pgs
Fees:13.00 Taxes:410.70

20080429-0043334

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Mark R. Scott and Richard L. Block, Grantors
TO: Chase M. & Erin W. Smagala, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Chase M. & Erin W. Smagala 845 Argle Avenue Madison, TN 37115	Same as Owner	051-08-0-047.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $111,000.00.

MY COMMISSION EXPIRES
March 14, 2010

SHELLY M. BENTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me this the 18th day of April, 2008.

My commission expires: _____

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Mark R. Scott and Richard L. Block**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Chase M. Smagala and wife, Erin W. Smagala**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:
Being Lot No. 13 of Block "D" on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of Argle Avenue and runs back between parallel lines 220 feet to a dead line.

Tract II:
Being the northerly 10 feet of Lot No. 14 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary residence of the said grantors.

Said part of Lot No. 14 fronts 10 feet on the easterly side of Argle Avenue and extends back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Mark R. Scott and Richard L. Block by warranty deed, recorded 6-12-2007 in Instrument No. 20070612-0070306, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 845 Argle Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 18th day of June, 2008.

"GRANTORS"

Mark R. Scott

Richard L. Block

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Mark R. Scott and Richard L. Block, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 18th day of June, 2008.

My Commission Expires: 5/24/08

Notary Public