RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Jason Chaffin
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 8.20.13

(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

R-VRES-10-1600

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Scalise	SunTrust Mortgage, Inc.	
1600 Fatherland Street	401 Commerce Street #1600	
Nashville, TN 37206	Nashville, TN 37219	83-13-426.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL MCKERLEY AND WIFE, ERIN M. GEIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA L. SCALISE AND JUSTIN L. SCALISE, wife and husband, , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 66 FEET OF LOT NO. 73 ON THE PLAN SHOWING THE LINDSLEY SUBDIVISION OF THE CHADWELL TRACT, AS OF RECORD IN PLAT BOOK 2, PAGE 24, CHANCERY COURT AT NASHVILLE. ACCORDING TO A SURVEY MADE BY S. R. SANFORD, JR. SURVEYOR, FEBRUARY 11, 1938, SAID PART OF LOT NO. 73 FRONTS 66 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET, AND RUNS BACK 153.9 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 155 FEET ON THE WESTERLY LINE WITH THE EASTERLY MARGIN OF SOUTH 16TH STREET, FORMERLY MALVINA AVENUE, TO AN ALLEY, AND MEASURE 66 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL MCKERLEY AND WIFE, ERIN M. GEIER BY WARRANTY DEED FROM KAREN E. HOFF AND HUSBAND, ROBERT N. HOFF, II, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020909-0108604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2, PAGE(S) 24 (CHANCERY COURT) FOR SAID COUNTY; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1600 Fatherland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100042186 DEEDWARR
Recvd: 07/09/10 13:47 2 pgs
Fees:13.00 Taxes:1313.50
20100709-0053945

Witness my/our hand(s) this 7th day of July, 2010.

Michael McKerley

Erin M. Geier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael McKerley and Erin M. Geier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2010.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903