ADDRESS NEW OWNER:
Scalini, LLC
6933 Scarlet Ridge Drive
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
81-07-0 425 and 81-07-0 419

BILL GARRETT, Davidson County
Trans:T20120059548 DEEDWARR
Recvd: 08/10/12 11:06 2 pgs
Fees:13.00 Taxes:103.60
20120810-0071595

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Liviu Pacurar** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Scalini, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1 (1920 Cephas Street, Nashville, TN 37208):

Land in Davidson County, Tennessee, being Lot No. 24 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 24 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Liviu Pacurar from Internal Revenue Service, as Grantor, Christopher R. Pikelis, as Special Agent in Charge, Criminal Investigation, Internal Revenue Service, Nashville Field Office, by Internal Revenue Service Deed recorded on September 26, 2011, in Instrument No. 20110926-0074233, Register's Office for Williamson County, Tennessee.

Tract 2 (1908 Cephas Street, Nashville, TN 37208):

Land in Davidson County, Tennessee, being Lot No. 45 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 45 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Liviu Pacurar from Internal Revenue Service, as Grantor, Christopher R. Pikelis, as Special Agent in Charge, Criminal Investigation, Internal Revenue Service, Nashville Field Office, by Internal Revenue Service Deed recorded on September 26, 2011, in Instrument No. 20110926-0074232, Register's Office for Williamson County, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 161, Page 174, said Register's office and all matters therein.

Neither property is the residence of Grantor, and Grander warrants that the subject property is not subject to any

LP

marital inerest therein.

PROPERTY CONVEYED "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of August, 2012.

Liviu Pacurar

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Liviu Pacurar,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **9th** day of **August 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1208-155

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $28,000.00.

MBR.

Affiant

Subscribed and sworn before me this 9th day of August, 2012.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013