Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Scalini, LLC	SAME	08107039500
6933 Scarlet Ridge Drive		
Brentwood, TN 37027		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **William Douglas Coffee, Jr., (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Scalini, LLC**, its successors and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> 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 that same property conveyed to William Douglas Coffee, Jr., unmarried by deed from Dahlia Rodriguez of record in Instrument #20120508-0039727, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all matters that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 1817 Cephas Street, Nashville,, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2013 real property taxes, which taxes are being prorated between parties, the grantor giving unto the grantee his proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

BILL GARRETT, Davidson County
Trans:T20130003474 DEEDWARR
Recvd: 01/14/13 09:36 2 pgs
Fees:13.00 Taxes:62.90
20130114-0004089

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 10th day of January, 2013.

William Douglas Coffee, Jr.

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Douglas Coffee, Jr., the bargainor(s) with whom I am personally acquainted and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 10th day of January, 2013.

Notary Public

DAWN COOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-17-2013

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 10th day of January, 2013.

Notary Public

My Commission Expires: 6-17-2013

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY