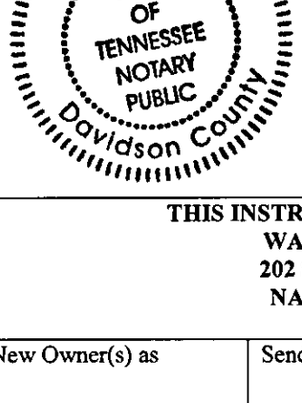
BILL GARRETT, Davidson County
Trans:T20130017361 DEEDWARR
Recvd: 03/04/13 08:12 2 pgs
Fees:13.00 Taxes:1639.10
20130304-0021054

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$443,000.00~~ Affiant Subscribed and sworn to before me, this the 28th day of February, 2013. Notary Public My commission expires: 07/05/13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin P. Brown Amy E. Brown	SunTrust Mortgage, Inc.	
1600 Fatherland Street	901 Semmes Ave.	083-13-0-426.00
Nashville, TN 37206	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA L. SCALISE AND JUSTIN T. SCALISE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN P. BROWN AND AMY E. BROWN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 Melissa L. Scalise and Justin L. Scalise, wife and husband by Warranty Deed from Michael McKerley and wife, Erin M. Geier of record at Instrument No. 20100709-0053945, Register's Office for Davidson County, Tennessee, dated July 07, 2010 and recorded on July 09, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1600 Fatherland Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2013.

Melissa L. Scalise by Justin T. Scalise as Attorney in Fact

Melissa L. Scalise by Justin T. Scalise
as Attorney in Fact

Justin T. Scalise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin T. Scalise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2013, before me personally appeared Justin T. Scalise, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melissa L. Scalise as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Melissa L. Scalise.

Witness my hand and seal this the 28th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY