BILL GARRETT, Davidson County
Trans:T20130035649 DEEDWARR
Recvd: 04/30/13 15:00 2 pgs
Fees:13.00 Taxes:980.50
20130430-0043159

WARRANTY DEED

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

File No.: ALW-13-4504

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Adam Scales	Sumner Bank & Trust	103-4-48.00
(NAME)	(NAME)	
4504 Wyoming Avenue	967A Grassland Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **FOR A SONG PROPERTIES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTOPHER ADAM SCALES AND WIFE, EMERSON SPICHER SCALES**, 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 easterly 40 feet of Lot No. 405 and the westerly 10 feet of Lot No. 403 of Block 22, in the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, said Register's Office.

Said part of said Lots 403 and 405 together front 50 feet on the north side of Wyoming Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ronald Runyeon and Michael Carletello and (and) Tia Sillwer, tenants in common by Warranty Deed from Nira D. Gamble, dated February 17, 2006, of record in Instrument Number 20060222-0020507, in the Register's Office for Davidson County, Tennessee. Michael Carletello having conveyed his interest in subject property to Ronald Runyeon and Tia Sillers, Tenants in Common by Quitclaim Deed dated December 15, 2006, of record in Instrument Number 20061227-0158788, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to For a Song Properties, LLC by Quitclaim Deed from Ronald Runyeon and Tia Sillers, dated December 20, 2006, of record in Instrument Number 20061227-0158789, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4504 Wyoming Avenue, Nashville, TN 37209

(House Number) (Street) (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 GRANTEES, 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.

Witness my hand this 29th day of April, 2013.

For A Song Properties, LLC

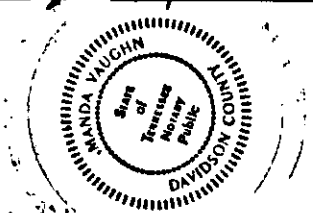
BY: Ron Runyeon Member
Ron Runyeon, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of April, 2013, before me personally appeared Ron Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



Witness my hand this 17th day of April, 2013.

For A Song Properties, LLC

BY: Tia M. Sillers
Tia M. Sillers, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of April, 2013, before me personally appeared Tia M. Sillers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of April, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016

