Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisabeth Clare Scales Nugent, a ½ undivided interest, and Lisabeth Clare Scales Nugent, Trustee of the Thomas Walter Scales Special Needs Trust, a ½ undivided interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1125 Ridgeview, LLC, ***** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 17 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates, described according to a survey made by William A. Pitts, Surveyor as follows:

Beginning on the southerly margin of Ridge View Drive, at the corner of Lots Nos. 16 and 17; thence with the line between said Lots, southwardly 390.8 feet to the southeast corner of Lot No. 17; thence with the south line of said lot, westwardly 224.41 feet to the corner of Lots Nos. 17 and 18; thence with the line between said lots, northwardly 347.4 feet to the southerly margin of Ridge View Drive; thence with the southerly margin of said Drive eastwardly 189.72 feet to the beginning.

Being the same property devised to Lisabeth Clare Scales Nugent, as Trustee of the Thomas Walter Scales Special Need Trust, a ½ undivided interest and, Lisabeth Clare Scales Nugent, a ½ undivided interest by the Last Will and Testament of Edna Louise Threlkeld Scales filed in the Seventh Circuit Court of Davidson County, Tennessee in Docket No. 13P-807, and of record as Instrument No. 20130529-0054127, Register's Office for Davidson County, Tennessee. Said property having been conveyed to Edna T. Scales by deed from Edna T. Scales Trustee in Instrument No. 20071218-014164, Register's Office for Davidson County, Tennessee. Edna T. Scales and Edna Louise Threlkeld Scales being one and the same person.

The property conveyed herein is subject to an easement of record in Book 1781, page 207, RODC, a 10 foot easement for public utilities and a 100 foot building setback line as shown on the survey and unrecorded plan of Lealand Manor according to a survey by William A. Pitts, surveyor dated 1947, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1125 Ridgeview Drive, Nashville TN, 37215.

*** A Tennessee Limited Liability Company

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15 day of October, 2013.

The Thomas Walter Scales Special Needs Trust

By: Lisabeth Clare Scales Nugent, Trustee
Lisabeth Clare Scales Nugent, Trustee

Lisabeth Clare Scales Nugent
Lisabeth Clare Scales Nugent, individually

BILL GARRETT, Davidson County
Trans:T20130092233 DEEDWARR
Recvd: 10/28/13 12:59 2 pgs
Fees:13.00 Taxes:1628.00
20131028-0111864

State of Tennessee)
County of Davidson)

On this 15 day of October, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lisabeth Clare Scales Nugent, individually and Lisabeth Clare Scales Nugent, Trustee of the Thomas Walter Scales Special Needs Trust, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free ~~act~~ and ~~deed~~.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 440,000.00.

Lisabeth Clare Scales Nugent
Affiant

Sworn and subscribed before me on this ~~the~~ 15 day of ~~October~~, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
1125 Ridgeview, LLC	same as new owner	145-7-4
4025 ~~Ridgeview Drive~~ Wallace Ln.		
Nashville, TN 37215		