BILL GARRETT, Davidson County
Trans:T20140012698 DEEDWARR
Recvd: 02/24/14 12:45 3 pgs
Fees:18.00 Taxes:351.50
20140224-0015551

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
George Randall Scalf
100 Dames Avenue South
Gallatin, TN 37066

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 084-10-0
PARCEL 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James W. Bradley and Micah Michelle Judd and Zachary Scalf and Michael Scalf and Robert Scalf and Thomas Scalf,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George Randall Scalf, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Map of Maplecrest, as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert V. Bradley and Juanita J. Bradley, by Warranty Deed from Everett W. Carlson and wife, Victoria D. Carlson, dated July 28, 1956 and filed of record in Book 2590, Page 135, Register's Office for Davidson County, Tennessee. The said Juanita J. Bradley died on August 31, 2010 leaving the said Robert V. Bradley as the surviving tenant by the entirety. The said Robert V. Bradley died on November 5, 2012 and the property is vested in his only Heirs at Law, the grantors herein. Micah Michelle Judd and Micah Michelle Scalf are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 27 & 28, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2203 Mecca Drive Nashville, TN 37214.**

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 Grantees 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 Grantees, 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 our hands this 20th day of February, 2014.

James W. Bradley

Micah Michelle Judd

Zachary Scalf

Michael Scalf

Robert Scalf

Thomas Scalf

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Bradley, Micah Michelle Judd, Zachary Scalf, Michael Scalf, Robert Scalf, and Thomas Scalf, the bargainor(s) with whom I am personally acquainted (or 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 this 20th day of February, 2014.

NOTARY PUBLIC

DEAN ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-1-16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Dawyne Randall Graff
AFFIANT

Subscribed and sworn to before me this 20th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 1-5-16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY