BILL GARRETT, Davidson County
Trans:T20140025421 DEEDWARR
Recvd: 04/15/14 11:18 3 pgs
Fees:18.00 Taxes:1517.00
20140415-0031400

BOX 50-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2014.

Notary Public

My Commission Expires: 9-11-17

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Luciano Scala	Renasant Bank	14416001600
1838 Otter Creek Road	2001 Park Place North, Suite 650	
Nashville, TN 37215	Birmingham, AL 35203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN E. HORN, TRUSTEE OF THE MARJORIE C. HORN REVOCABLE LIVING TRUST DATED MARCH 14, 2014**, his successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LUCIANO SCALA AND MARTHA MANCINELLI, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 on the Plan of Otter Creek Estates, Section I, as of record in Book 2331, page 157, Register's Office for said County, described as follows:

Said Lot No. 9 begins at a concrete monument in the northeast margin of Otter Creek Road; thence northwesterly with the margin of same 96.2 feet to a concrete monument, the beginning of a curve; thence around said curve in a northerly direction 39.3 feet to a concrete monument in the southeast margin of an unnamed street; thence northeasterly with the margin of said unnamed street, 267.5

feet to a concrete monument; thence south 29 degrees 20 minutes east 212 feet to a concrete monument; thence south 70 degrees 51 minutes west 274.0 feet to the point of beginning.

Being the same property conveyed to Connell E. Horn and wife, Marjorie C. Horn, by deed dated January 22, 1957, from Thomas W. Pritchett and wife, Elberta A. Pritchett, recorded in Book 2636, page 172, Register's Office for Davidson County, Tennessee. The said Connell E. Horn having since died on July 17, 2008, leaving Marjorie C. Horn as the surviving tenant by the entirety. The said Marjorie C. Horn having quitclaimed her interest in subject property to Stephen C. Horn, Trustee of the Marjorie C. Horn Revocable Living Trust, by Quitclaim Deed recorded as Instrument No. 20140314-021595, Register's Office for Davidson County, Tennessee.

The said Stephen E. Horn as Executor of the Estate of Marjorie C. Horn joins in the conveyance of this deed for the purposes of conveying any interest he may have by reason of his being the Executor of the Estate of Marjorie C. Horn.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters as shown on the Plan of Otter Creek Estates, Section 1 of record in Plat Book 2331, page 157, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Declaration of Restrictive Covenants for Otter Creek Estates, Section I of record in Book 2634, page 439 and as amended by Amendment to Restrictive Covenants of record in Book 4758, page 870, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the 10 foot utility easement purposes as shown on the plat and as described in the Warranty Deed to Connell E. Horn and wife, Marjorie C. Horn of record in Book 2636, page 172, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1838 Otter Creek Road, Nashville, TN 37215.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind himself, his successors and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of April, 2014.

Stephen E. Horn, Trustee of the Marjorie C. Horn Revocable Living Trust Dated March 14, 2014

Stephen E. Horn, Trustee of the Marjorie C. Horn Revocable Living Trust dated March 14, 2014

Stephen E. Horn - Executor of the Estate of Marjorie C. Horn

Stephen E. Horn, Executor of the Estate of Marjorie C. Horn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN E. HORN, TRUSTEE OF THE MARJORIE C. HORN REVOCABLE LIVING TRUST DATED MARCH 14, 2014** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 2014

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN E. HORN, EXECUTOR OF THE ESTATE OF MARJORIE C. HORN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 2014

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015