mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $61,000.00

Elizabeth J Barnes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6301 SCARLAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
The Scarlan Group, LLC	SAME	071-15-203.00
2004 Curtis Ave, Apt. A		
Redondo Beach, CA 90278		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY NELMS A/K/A NANCY B. GANNON*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THE SCARLAN GROUP, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES 1407

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1312 Stainback Avenue, Nashville, TN 37207

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), their heirs and/or 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/or 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 on the 27th day of May, 2014.

Nancy B. Gannon
Nancy B. Gannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NANCY B. GANNON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of May, 2014.

Notary Public

My Commission Expires: 10/2/17

BILL GARRETT, Davidson County
Trans:T20140039277 DEEDWARR
Recvd: 06/04/14 13:53 2 pgs
Fees:13.00 Taxes:225.70
20140604-0048486

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots 129 and 130, THE HIGHLAND LAND CO'S SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Living Trust Agreement U/A/D May 30, 1996 to Nancy Nelms a/k/a Nancy B. Gannon as recorded on the 8th day of May, 2014 in Instrument No. 20140508-0039411; Affidavit of Heirship as recorded on the 27th day of January, 2012 in Instrument No. 20120127-0007830; Affidavit of Heirship as recorded on the 27th day of January, 2012 in Instrument No. 20120127-0007831; Disclaimer as recorded on the 1st day of April, 2008 in Instrument No. 20080401-0032721; Disclaimer of Interest in Decedent's Estate and Trust as recorded on the 31st day of March, 2008 in Instrument No. 20080331-0031490; Disclaimer as recorded on the 31st day of March, 2008 in Instrument No. 20080331-0032251; Quitclaim Deed from Malcolm L. Barrett and wife, Rachel Barrett, Individually to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto as recorded on the 28th day of June, 1996 in Deed Book 10103, Page 164 and Warranty Deed from James W. Gregory and wife, Maxine T. Gregory to Malcolm L. Barrett and wife, Rachel Barrett as recorded on the 10th day of April, 1962 in Deed Book 3370, Page 633, in the Register's Office of Davidson County, Tennessee.

* THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLAND LAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).