BILL GARRETT, Davidson County
Trans: T20150070265 DEEDWARR
Recvd: 08/20/15 10:40 2 pgs
Fees: 13.00 Taxes: 517.63
20150820-0083972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

(Affiant)

Subscribed and sworn to before me, this 17TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/2018

(AFFIX SEAL)

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey T. Scalf, unmarried	Fifth Third Mortgage Company (NAME)	01400000900
7151 Harper Road (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karen J. Turrentine, Joint Successor Trustee of The Adelle J. James Revocable Living Trust Agreement, dated November 20, 1997, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joey T. Scalf, unmarried, hereinafter called the Grantees, 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:

TRACT NO. 1: BEGINNING AT A POINT IN THE CENTER OF HARPER ROAD, THE SOUTHEAST CORNER OF THE W. B. WHITSON LOT; THENCE NORTH 88 DEGREES WEST 200 FEET WITH WHITSON'S SOUTH LINE; THENCE SOUTH 2 DEGREES WEST TO A POINT; THENCE SOUTH 88 DEGREES EAST 200 FEET TO THE CENTER OF HARPER ROAD; THENCE WITH THE CENTER OF SAID ROAD NORTH 2 DEGREES EAST 100 FEET TO THE BEGINNING.

TRACT NO. 2: BEGINNING AT A POINT IN THE CENTER OF HARPER ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO C. R BRACY AND WIFE, BY DEED FROM L. E. DEMONTBREUM ET AL, OF RECORD IN BOOK 2294, PAGE 463, REGISTER'S OFFICE FOR SAID COUNTY, THENCE NORTH 88 DEGREES WEST 200 FEET TO A POINT; THENCE SOUTH 2 DEGREES WEST 100 FEET TO A POINT; THENCE SOUTH 88 DEGREES EAST 200 FEET TO A Point ~~DINT~~ IN THE CENTER OF HARPER ROAD, THENCE WITH THE CENTER OF SAID ROAD, NORTH 2 DEGREES EAST 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LARRY E. JAMES ET US ADELLE J. JAMES, BY DEED FROM FLOYD D. BRANTLEY AND ELDEN W. OAKES, OF RECORD IN BOOK 4551, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO THE JAMES REVOCABLE LIVING TRUST, BY QUITCLAIM DEED FROM ADELLE JAMES, OF RECORD IN BOOK 10767, PAGE 845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO ADELLE J. JAMES REVOCABLE LIVING TRUST BY DEED OF CORRECTION (CORRECTING THE GRANTEE NAME THAT WAS ERRONEOUSLY STATED IN BOOK 10767, PAGE 845, SAID REGISTER'S OFFICE), OF RECORD BY INSTRUMENT NO. 20011030-0117974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ADELLE J. JAMES HAVING SINCE DIED ON MAY 15, 2014. PURSUANT TO THE ADELLE J. JAMES REVOCABLE LIVING TRUST AGREEMENT BRENDA F. BINKLEY AND KAREN J. TURRENTINE ARE DESIGNATED AS JOINT SUCCESSOR TRUSTEES. THE SAID BRENDA F. BINKLEY HAVING SINCE DIED ON JUNE 19, 2012. KAREN J. TURRENTINE EXECUTES THIS INSTRUMENT PURSUANT TO THE TERMS OF THE TRUST.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7151 Harper Road, Joelton, TN 37080

615-2218

WARRANTY DEED
(Continued)

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 my/our hand(s) this 17th day of August, 2015.

The Adelle J. James Revocable Living Trust
Agreement, dated 20th day of November, 1997

By: Karen J. Turrentine
Karen J. Turrentine, Joint Successor Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen J. Turrentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Joint Successor Trustee of The Adelle J. James Revocable Living Trust Agreement, dated 20th day of November, 1997, and in her capacity as such Joint Successor Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 17th day of August, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Smith Sholar Milliken
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072