WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/15 13:49 3 pgs
Fees:18.00 Taxes:1243.20
20151026-0108692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2015.

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.6.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1531B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael J. Brady and Stephanie B. Reed	Avenue Bank	071-15-0-203.00
1312B Stainback Ave	3823 Cleghorn Ave	
Nashville, TN 37027	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THE SCARLAN GROUP, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1407

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL J. BRADY, AN UNMARRIED MAN AND STEPHANIE B. REED, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustee U/A/D May 30, 1996, of the Barrett Joint Revocable Trust Agreement by Quitclaim deed from Malcolm L. Barrett and wife, Rachel Barrett, Individually of record in Book 10103, page 164 Register's Office for Davidson County, Tennessee, dated June 19, 1996 and recorded on June 28, 1996.

Affidavit of Heirship has recorded on January 27, 2012, in Instrument No. 20120127-0007830, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Nancy Nelms, a/k/a Nancy B. Gannon by Quitclaim deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Living Trust Agreement U/A/D/ May 30, 1996 of record in Instrument No. 20140508-0039411 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on May 08, 2014. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to The Scarlan Group, LLC, a Tennessee Series Limited Liability Company, Series 1407 by Warranty deed from Nancy Nelms A/K/A Nancy B. Gannon of record in Instrument No. 20140604-0048486 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on June 04, 2014.

Being the same property conveyed to The Scarlan Group, LLC, Tennessee Series limited liability company, Series 1407 by Quitclaim deed from The Scarlan Group, LLC, a Tennessee Series limited liability company, Series 1407 of record in Instrument No. 20141121-0107405 Register's Office for Davidson County, Tennessee, dated November 11, 2014 and recorded on November 21, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

This is property known as 1312B Stainback Ave, Nashville, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 23rd day of October, 2015.

The Scarlan Group, LLC

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. CARLTON DRUMWRIGHT, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of The Scarlan Group, LLC, the within named bargainor, a Tennessee Series limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of October, 2015.

Elizabeth J Barnes

Notary Public

My Commission Expires: 1-26-19



File #: 15-1531B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017