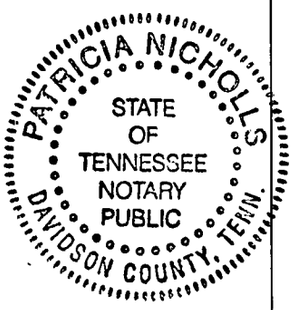
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| George R. Scalf | NEW OWNER | Parcel ID: |
| 3401 Anderson Road; #21 | 3401 Anderson Rd. #21 | 136150B02100 |
| Antioch, TN 37013 | Antioch, TN 37013 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Patrick Neil Kjosa and wife, Barbara A. Kjosa**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**George R. Scalf , married**

hereinafter called the GRANTEES, 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 all of Unit No. 21, on a Horizontal Property Regime, (Private Element) Phase 1, Smith Springs Townhomes, Revision 1, as shown by plat appearing of record in Plat Book 11700, Page 42, revising Plat Book 11700, Page 16, of the Register's Office or Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Patrick Neil Kjosa and wife, Barbara A. Kjosa by deed from Kendall L. Rhine and Janice Rhine, husband and wife, of record in Instrument 20040908-0108468, Register's Office for said County, dated September 3, 2004.

This conveyance is subject to Restrictions and By-Laws of record in Book 11666, Page 151; Instrument 20010730-0080392; Instrument 20030115-0006563; Instrument 20050301-0022516, and Book 11666, Page 191, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 42, revising Plat Book 11700, Page 16, said Register's Office; (3) Rules and Regulations in Instrument 20110816-0063130, said Register's Office; (4) Storm Water Detention Agreement in Book 11540, Page 482, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3401 Anderson Road; #21, Antioch, TN 37013

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 25th day of November, 2015.

Patrick Neil Kjosa

Barbara A. Kjosa

BILL GARRETT, Davidson County
Trans:T20150100764 DEEDWARR
Recvd: 11/30/15 08:55 2 pgs
Fees:13.00 Taxes:462.13

20151130-0120086

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 Patrick Neil Kjosa and Barbara A. Kjosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.