6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054319 DEEDWARR
Recvd: 06/27/16 09:42 2 pgs
Fees:13.00 Taxes:2164.50
20160627-0065138

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00

Jeffrey Scarbro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Scarbro	Jeffrey Scarbro	114 - 24.00
(NAME)	(NAME)	
7474 - 7478 Old Charlotte Pike	7474-7478 Old Charlotte Pike	114 - 253.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daryl Cagle, and wife and Margaret Cagle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Scarbro,** 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:

Two tracts of land in the 8th Civil District of Davidson County, Tennessee to wit:
Tract I - Being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z. T. Wilkinson, surveyor, 7-21-58, as follows:

Beginning at a post at the northeast corner of the property conveyed to John C. Womack and wife, by deed from J.E. Stafford et ux, of record in Book 1025, Register's Office for Davidson County, Tennessee; thence North 76 degrees East 93 feet to a 12-inch cedar; thence South 17 degrees East 126.5 feet to a 10-inch hackberry; thence South 27 degrees East 294 feet to a 10-inch Elm; thence South 34 degrees East 133 feet to a spike in the center of Old Charlotte Pike; thence with the center of said Pike South 72 degrees West 48 feet; thence South 68 degrees West 120 feet to a corner of the Womack property; thence with a fence line North 76 degrees 30 minutes West 196 feet; thence North 2 degrees East 485 feet to the beginning, containing 2.56 AC more or less.

Tract II - Beginning at a point in the center of Charlotte Pike 38 feet Southwest of the southwest corner of the tract of land conveyed to A.L. Totty, by said Stafford under deed of record in Book 986, page 161, Register's Office for Davidson County, Tennessee, and running thence North 76 ½ degrees West 196 feet to a point in the center of Overall's Creek; thence North 2 degrees East 485 feet to a post; thence North 88 ¾ degrees West 147 feet to a point in the center of Gower Road; thence South 5 degrees West 768 feet to a point in the center of Charlotte Pike; thence North 72 ½ degrees East 131 feet; thence North 56 degrees East 335 feet to the point of beginning, containing 3.18 AC, more or less.

Being the same property conveyed to Daryl Cagle and Margaret Cagle, husband and wife by deed from Kenneth Earl Elam and wife, Lisa Ann Batey Elam of record in Instrument No. 20140513-0041067 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7474 - 7478 Old Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 23rd day of June, 2016.

Daryl Cagle

Margaret Cagle

State of Tennessee
County of Davidson

Personally appeared before me Daryl Cagle and Margaret Cagle, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Searbro

