BILL GARRETT, Davidson County
Trans:T20160062799 DEEDWARR
Recvd: 07/21/16 12:10 2 pgs
Fees:13.00 Taxes:303.40
20160721-0075182

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Scalini, LLC	Civic Bank & Trust	13301026600
6933 Scarlet Ridge Dr.	3325 West End Ave.	
Brentwood, TN 37027	Nashville, TN 37203	

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Genovevo Sanchez (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Scalini, LLC, a Tennessee limited liability company**, its successors and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 452 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for said County.
>
> Said Lot No. 452 fronts 50 feet on the westerly side of Mays Avenue and runs back 169.3 feet on the northerly side, 164.4 feet on the southerly side, which is the northerly margin of Veritas Street, to a 15 foot alley in the rear, on which it measures 50.3 feet.
>
> BEING that same property conveyed to Genovevo Sanchez by quitclaim deed dated 11/16/13 from Jacqueline Sanchez of record in Instrument No. 201401310008797, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all matters as shown on the Plat of record in Plat Book 421, page 46; all of the Register's Office for Davidson County, Tennessee.

This is property known as: 560 Veritas Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2016 real property taxes, which taxes are being prorated between parties, the grantor giving unto

the grantee his proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 8th day of July, 2016.

Genovevo Sanchez

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Genovevo Sanchez, the bargainor(s) with whom I am personally acquainted and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 8th day of July, 2016.

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/20/2017

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $82,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 8th day of July, 2016.

Notary Public

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5-2017