BILL GARRETT, Davidson County
Trans:T20160068223 DEEDWARR
Recvd: 08/08/16 10:44 2 pgs
Fees:13.00 Taxes:33.30
20160808-0082030

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2016.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell III 1209 Hawkins Street Nashville, TN 37203	New Owner	83-12-73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David A. Scales**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Maxwell III**, 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:

Being a tract of land in the 12th Civil District, Davidson County, Tennessee, and being the southern part of lot #1 Eliza Law Subdivision as of record in Deed Book 843 Page 33 R.O.D.C,.TN., and being more particularly described as follows:

Beginning at an iron pin in the Easterly right-of-way 24th Avenue North and being the Southwest corner of a tract owned by Vivian Holiday as of record in instrument# 20070418-0046434 R.O.D.C., TN., thence: N 80 deg 00 min 00 sec E, 60.00' to a point in the line of Wale Tonga as of record in Deed Book 11096 Page 750 R.O.D.C.,TN, thence: S 10 deg 00 min 00 sec E, 52.00' to a point, thence: S 80 deg 00 min 00 sec W, 60.00' to a pin (O) at right-of-way, thence: N 10 deg 00 min 00 sec W, 52.00' to the point of beginning containing 3120 square feet more or less as per a survey dated 5/26/2016.

Being the same property conveyed to Mary Ann Scales by Final Decree Confirming Sale from The State of Tennessee in It's Own Behalf and For the Use and Benefit of the Metropolitan Government of Nashville and Davidson County, dated 11/21/91 and filed for record on 11/21/91 in Record Book 8491, Page 700, and being further conveyed to David Scales by Quitclaim Deed from Mary Ann Scales, recorded on the 22nd day of June, 2016 in Instrument No. 20160622-0063811, in the Register's Office of Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: 1036 24th Ave N., Nashville, TN37208

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2016.

David A. Scales

David A. Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David A. Scales**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2016.

L.M. Corriveau

Notary Public

My Commission expires: _____

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017