BILL GARRETT, Davidson County
Trans:T20160077225 DEEDWARR
Recvd: 09/02/16 11:45 2 pgs
Fees:13.00 Taxes:1813.00
20160902-0092590

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
16-0439CV

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2016

Notary Public
Commission Expires: 10/14/2019

MONTGOMERY COUNTY
JODI STEPHENS
NOTARY PUBLIC
STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vincent T. Scalf 6484 Clarksville Pike Joelton, TN 37080	Grassland Financial Services, LLC. 1108 Battlewood Street Franklin, TN 37069	014 00 0 100.00

WARRANTY DEED

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, I/WE,

Community Bank & Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vincent T. Scalf , a married man

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 THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO J. HOWARD JOHNSON JR., FROM GUY MCFARLAND AND THOMAS L. BUSH BY DEED OF RECORD IN BOOK 4801, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF TRACTS NOS. 10, 30, AND 32 ON THE MAP OF NANCE & GARRETT'S LAND OF RECORD IN PLAN BOOK 2, PAGE 62, OF THE CHANCERY COURT OF NASHVILLE AND IN ACCORDANCE WITH A SURVEY BY PARRISH-REGAN, INC., LICENSED ENGINEERS, DATED APRIL 19, 1974, AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF THE NEW STATE HIGHWAY NO.112 (CLARKSVILLE PIKE). SAID POINT BEING NORTH 75 DEG. 24 MIN. 12 SEC. WEST 55 FEET FROM AN EXISTING STATE HIGHWAY MONUMENT AT HIGHWAY STATION 646 + 25 AND ALSO BEING NORTH 75 DEG. 24 MIN. 12 SEC. WEST 535 FEET, MORE OR LESS, FROM THE CENTER LINE OF OLD CLARKSVILLE PIKE, THENCE; WITH THE NORTHERLY MARGIN OF NEW STATE HIGHWAY NO. 112, NORTH 75 DEG. 24 MIN. 12 SEC. WEST A DISTANCE OF 1179.00 FEET TO A POINT AT HIGHWAY STATE 658 + 60, THENCE; WITH AN OFF SET IN THE NORTHERLY MARGIN OF HIGHWAY NO. 112, NORTH 14 DEG. 35 MIN. 48 SEC. EAST, A DISTANCE OF 10.0 FEET TO A POINT, THENCE; CONTINUING WITH THE NORTHERLY MARGIN OF HIGHWAY 112, NORTH 75 DEG. 24 MIN. 12 SEC. WEST, A DISTANCE OF 80.80 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SYL. V. CHANCE PROPERTY, AS OF RECORD IN DEED BOOK 4637, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; WITH A LINE BETWEEN THE HEREIN DESCRIBED PROPERTY ANDTHE PROPERTIES OF CHANCE, PARRISH & GILLESPIE, NORTH 00 DEG. 09 MIN. 32 SEC. EAST 2025.10 FEET TO AN IRON PIN BY OTHERS, THENCE; WITH THE NORTHERLY LINE OF JOE F. GILLESPIE PROPERTY AS OF RECORD IN DEED BOOK 2806, PAGE 371, SAID REGISTER'S OFFICE, NORTH 83 DEG. 30 MIN. 14 SEC. WEST, A DISTANCE OF 656.90 FEET TO AN OLD CAR AXLE BY OTHERS, SAID POINT BEING THE NORTHWESTERLY CORNER OF GILLESPIE AND BEING IN THE EASTERLY LINE OF THE DALE PROPERTY, AS OF RECORD IN DEED BOOK 4626, PAGE 137, SAID REGISTER'S OFFICE,

THENCE; WITH THE EASTERLY LINE OF DALE & DOUGLAS PROPERTIES, NORTH 7 DEG. 48 MIN. 05 SEC. EAST, A DISTANCE OF 1571.40 FEET TO A POINT IN THE SOUTHERLY MARGIN OF INTERSTATE 1-24; THENCE WITH THE SOUTHERLY MARGIN OF INTERSTATE 1-24, SOUTH 60 DEG. 40 MIN. 30 SEC. EAST, A DISTANCE OF 1494.40 FEET TO A HUB SET BY THE TENNESSEE STATE HIGHWAY DEPARTMENT AT HIGHWAY STATION 76 + 77, THENCE; CONTINUING WITH THE SOUTHERLY MARGIN OF 1-24, SOUTH 62 DEG. 11 MIN. 17 SEC. EAST, A DISTANCE OF 839.10 FEET TO A STAKE SET BY HIGHWAY DEPARTMENT, SAID STAKE BEING IN THE WESTERLY LINE OF LEARTON BINKLEY PROPERTY, AS OF RECORD IN DEED BOOK 3164, PAGE 313, SAID REGISTER'S OFFICE; AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE; WITH THE WESTERLY LINE OF SAID BINKLEY PROPERTY, SOUTH 7 DEG. 50 MIN. 33 SEC. WEST, A DISTANCE OF 2883.40 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

BEING the same property conveyed to Community Bank & Trust by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, dated 4/3/2014 and recorded 4/4/2014, in Instrument No. 20140404-0028327, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6484 Clarksville Pike, Joelton, TN 37080.

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

Dated this the 31st day of August, 2016.

Community Bank & Trust
Alex Dowdy, Sr Vice President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alex Dowdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr Vice President for Community Bank and Trust and that he is authorized by Community Bank and Trust to execute this instrument on its behalf as such Sr. Vice President.

Witness my hand and official seal this 31st day of August, 2016.

Notary Public at Large
My commission expires: COMMISSION EXPIRATION 05/16/17

*title

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY