WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086749 DEEDWARR
Recvd: 10/03/16 13:54 2 pgs
Fees: 13.00 Taxes: 932.40
20161003-0104032

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice Glasscock	First Bank	128120A13500CO
(NAME)	(NAME)	
320 Old Hickory Blvd, Unit 2206	4110 North Mt. Juliet Road, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda D. Adkins-Scolaro, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice Glasscock, unmarried,** 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:

The following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being unit number 135, building number 22 on the Plan of Eagle Ridge at the Reserve, section 5, phase 1 B, of record in exhibit a condominiums, a Horizontal Property Regime, created under Title 66, section 27-101, et seq., as amended in Tennessee code annotated, and as established by a master deed and by laws of record in instrument number: 200110110110875, as Supplemented and Amended by Supplement and Amendment number 19 to master deed of record in instrument number: 200301080003692, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the master deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Linda D. Adkins-Scolaro and Robert Carl Scolaro by deed from Fannie Mae a/k/a Federal National Mortgage Association dated March 18, 2011 and recorded March 21, 2011 in Instrument No. 20110321-0021751, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd, Unit 2206, Nashville, TN 37221
(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 our hands this 29 day of September, 2016.

Linda D. Adkins-Scolaro

State of Tennessee

County of Davidson

On this 29 day of September, 2016, before me, a Notary public in and for said County and State, personally appeared Linda D. Adkins-Scolaro, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019