Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
5002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160100776 DEEDWARR
Recvd: 11/15/16 13:01 2 pgs
Fees:13.00 Taxes:3145.00
20161115-0120364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2016.

Notary Public

My commission expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Madison Love, II	New Owner	103-12-0-100.00
315 Lauderdale Rd		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephen C. Scarpero and wife, Harriette Scarpero

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Madison Love, II, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Easterly part of Lot No. 8, Block "G" on the Plan of Cherokee Park of record in Plat Book 547, Page (s) 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 9 and part of Lot No. 8 front together 95 feet on the Northerly margin of Lauderdale Road and extends back 171 feet, more or less, on the Westerly line and 169.5 feet on the Easterly line to a dead line in the rear, measuring 62-9/13ths feet thereon.

BEING the same property conveyed to Stephen Scarpero and wife, Harriett (correctly spelled "Harriette") Scarpero by Warranty Deed from Paul J. Huffman, III and wife, Sarah R. Huffman, of record as Instrument No. 20020625-0075967 Register's Office for Davidson County, Tennessee.

This is improved property known as 315 Lauderdale Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of November, 2016.

Stephen C. Scarpero

Harriette Scarpero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen C. Scarpero and Harriette Scarpero, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of November, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 816048