Return to

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

BRANDIE A PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BUTLER-H16410

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF November, 2016.

Brandie A Phillips
Notary Public

(Affix Seal)

My Commission Expires: 4-21-20

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LaTasha Charley Butler, a single woman	NEW OWNER'S	052.03-0-116.00
606 Larkin Springs Road		
Madison, TN 37115		

BILL GARRETT, Davidson County
Trans:T20160106281 DEEDWARR
Recvd: 12/02/16 14:05 2 pgs
Fees:13.00 Taxes:656.75
20161202-0126806

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, THOMAS H. SCALF, III AND WIFE, BEATRICE E. SCALF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LATASHA CHARLEY BUTLER , A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 24 of Block "A" on the unrecorded plan of Homeacres, as shown on the Plan of Blanchard and Parrish, Civil Engineers, dated October 26, 1939.

Said Lot No. 24 fronts 122 feet on the westerly side of Larkin Springs Road and runs back between line 351.3 feet on the northerly line and 347.3 feet on the southerly line to the corner of an easement reserved for public utilities on which it measures 122 feet, to the northeast corner of said lot being 253 feet south of the southwest intersection of Larkin Springs Road and Sanitarium Drive.

Being the same property conveyed to Thomas H. Scalf, III and wife, Beatrice E. Scalf by deed from Music City Enterprises, LLC, a Tennessee limited liability company of record at Book 200708140097219, recorded on 08/14/2007, Register's Office for Davidson County, Tennessee.

Note: Deeded legal states that plat is unrecorded - a plat for Homeacres is recorded in Book 974, page 39, and Lot No. 24 on said plat matches the location of subject property, but appears to be smaller than what is described (legal description does match the tax map).

( ) unimproved
This is (X) improved property known as 606 Larkin Springs Road, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

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Witness my/our hand(s) this 22nd day of November, 2016 :

Thomas H. Scalf, III

Beatrice E. Scalf

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named THOMAS H. SCALF, III AND WIFE, BEATRICE E. SCALF, the bargainor(s), 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. Witness my hand and official seal at Sumner County, Tennessee, this 22nd day of November, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019