BILL GARRETT, Davidson County
Trans: T20170046979 DEEDWARR
Recvd: 06/02/17 13:09 2 pgs
Fees: 13.00 Taxes: 120.25
20170602-0055228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $32,500.00 (Thirty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 1st day of June, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

FREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mike Lazarrus and Lynnette Lazarrus 6482 Old Hickory Blvd. Whites Creek, TN 37189	SAME AS NEW OWNERS	03000013300

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, **CHARLES SCALF, SR., UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MIKE LAZARRUS AND LYNNETTE LAZARRUS, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Felix Dickerson Subdivision, not of record, in the 14th Civil District, described according to a survey made by Ralph Lambert and Son, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots Nos. 1 and 2; thence with the margin of said road, South 72 degrees East 150 feet to a point; thence leaving said road, South 19 degrees 30 minutes East 143 feet to a point; thence North 82 degrees 15 minutes East 157 feet to a point; thence North 76 degrees East 110 feet to a point; thence South 29 degrees East 277 feet to a point, the southeast corner of the herein described tract; thence South 76 degrees 20 minutes West 449 feet to a point in the easterly line of Lot 2; thence North 21 degrees 09 minutes West 417 feet to a point in the southerly margin of Old Hickory Boulevard, the point of beginning, being 3.18 acres.

Being the same property conveyed to Charles Scalf, Sr. by deed from Debra A. Johnson of record in Instrument No. 20030926-0142717, dated September 26, 2003 and recorded September 26, 2003, in the Register's Office for Davidson County, Tennessee.

Being also known as 6482 Old Hickory Blvd., Whites Creek, Tennessee 37189.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6482 OLD HICKORY BLVD.** **WHITES CREEK, TN 37189**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2017054572

WITNESS, this 1st day of June, 2017

Charles Scalf, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of June, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Scalf, Sr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of June, 2017.

Notary Public

Commission Expires: My Commission Expires SEPT. 7, 2020

JEFFREY M. GAISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTSR Number:

GTE File: 2017054572