Davidson County	DEEDWARR
Recvd: 07/05/17 10:07	2 pgs
Fees:13.00 Taxes:666.00	
20170705-0067218	

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert H Scales and Michael D Thompson	Robert H Scales and Michael D Thompson	071 11 0 208.00
(NAME)	(NAME)	
1417 Meridian Street	1417 Meridian Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nina L Carr, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert H Scales, an unmarried man and Michael D Thompson, 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:

Being Lot Nos. 366 and 367 on the Plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Edward Carr by Warranty Deed from Stephen F. Meade and wife, Sandra Meade dated November 15, 1991 and recorded December 11, 1991 in Book 8506, Page 6, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Thomas Edward Carr and wife, Nina L. Carr by Quitclaim Deed from Thomas Edward Carr dated July 27, 2016 and recorded July 29, 2016 as Instrument No. 20160729-0078425, in said Register's Office for Davidson County, Tennessee. Thomas Edward Carr having died on March 9, 2017 leaving Nina L. Carr as the surviving tenant by entirety.

File Number: GRN-174363FC

unimproved ☐

This is improved ☒ property, known as 1417 Meridian Street, Nashville, TN 37207

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, has 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 30 day of June, 2017

Nina L Carr

Nina L ~~Carr~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nina L Carr, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-174363FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019