BILL GARRETT, Davidson County
Trans:T20170066047 DEEDWARR
Recvd: 08/01/17 14:36 2 pgs
Fees:13.00 Taxes:1006.40
20170801-0078157

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark W. & Vicki S. Scala 602 Ronnie Rd. Madison, TN 37115	Mark W. & Vicki S. Scala 602 Ronnie Rd. Madison, TN 37115	042110-05800

THIS INDENTURE, made this 28th day of July, 2017 between

Dorothy M. Taggart

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark W. Scala and Vicki S. Scala, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee and described according to a survey made by Harvey Gee, dated Mary 22, 1962, as follows:

Beginning in the easterly margin of Ronnie Road shown on the Plan of Haven Acres, Section I, as of record in Book 2331, Page 89, Register's Office for said County, thence leaving said Road, South 86 deg. 30' East 195 feet to a point; thence South 3 deg. 30' West 205.38 feet to a point in the Northerly margin of Diane Drive extended; thence with said Drive, North 86 deg. 30' West 170 feet to a point at the beginning of a curve; thence around said curve, Northwesterly 39.27 feet to a point in the Easterly margin of Ronnie Road; thence with the margin of the same, North 3 deg. 30' East 180.38 feet to the point of beginning.

Being the same property conveyed to Ross A. Taggart and wife, Dorothy M. Taggart by Warranty Deed dated 9/13/62 from Earl Graves Pate, Jr., and wife, Mary Elizabeth Pate of record in Book 3433, Page 410, Register's Office for Davidson County, Tennessee. Ross A. Taggart now being deceased, having died on 3/3/05.

This is (X) improved ( ) unimproved property known as: 602 Ronnie Road, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dorothy M. Taggart by Sherry T. Badger, Attorney in Fact

Dorothy M. Taggart by Sherry T. Badger, Attorney in Fact

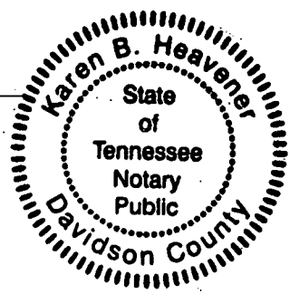
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2017, before me personally appeared Sherry T. Badger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Dorothy M. Taggart, and who acknowledged that he/she executed the same as the free act and deed of Dorothy M. Taggart.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of July, 2017.

Karen B Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $272,000.00.

Sherry T. Badger

Affiant

Sworn to and subscribed before me, this 28th day of July, 2017.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

