WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00.

Affiant

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-28-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/28/20

(AFFIX SEAL)

Y-BR-17-1200

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan G. Guessetto and Anna H. Guessetto	**New Owner**	
(NAME)	(NAME)	
1200 Rosebank Ave		**08401002300**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARK WALTER SCALA AND VICKI S SCALA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN G. GUESSETTO AND ANNA H. GUESSETTO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:
Beginning at a point in the westerly margin of Rosebank Avenue (being the northeasterly corner of the tract herein conveyed and the southeasterly corner of Lot 1 of Rosebank Terrace, Section 2); thence, from that point of beginning and with the westerly margin of Rosebank Avenue, S 1 Deg. 49 min. 15 sec. west 141.44 feet to a point (the southeaster corner of this tract and the northeast corner of Lot 415, Dugger Heights, Section 4); thence N 87 deg. 35 min. 5 sec. west 348 feet to a point; thence N 00 deg. 16 min. 9 sec. west 145.55 feet to point; thence S 86 Deg. 56 min. 30 sec. east 353.37 feet to a point, being the point of beginning, described according to a survey of Campbell Surveying Co., Inc., dated July 13, 1989.

Being the same property conveyed to Mark Walter Scala and wife, Vicki Sheffield Scala, by Warranty Deed from John B. Hussey and wife, Maria C. Hussey, dated December 15, 2004 and recorded December 22, 2004 in Instrument No. 20041222-0152414, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1200 Rosebank Ave, Nashville, Tennessee 37206**.

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. 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.

BILL GARRETT, Davidson County
Trans:T20170066646 DEEDWARR
Recvd: 08/02/17 15:54 2 pgs
Fees:13.00 Taxes:1552.15
20170802-0078919

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Witness my/our hand(s) this the 28th DAY OF JULY, 2017.

Mark Walter Scala

Mark Walter Scala

Vicki S Scala

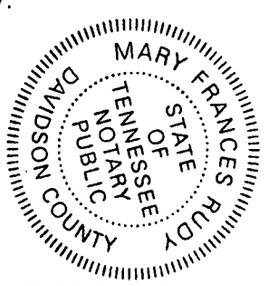
Vicki S Scala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK WALTER SCALA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

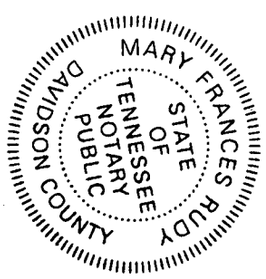


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI S SCALA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212