# WARRANTY DEED

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 10.26.19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James V. Gilreath | FIRST NATIONAL BANK OF MIDDLE TENNESSEE | 108-12-O-014.00 |
| (NAME) | (NAME) | |
| 3228 Lakeford Drive | 1608 WILLIAMS DR. SUITE 301 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | MURFREESBORO TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 25079 DEEDWARR
11/13/2017 02:02:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20171113-0116367

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 considerations, the receipt of which is hereby acknowledged, I, **Benjamin Scala, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James V. Gilreath, an unmarried man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 34A on the Plan of Zone Lot Division Lots 33, 34, 59, 60, Section 3 of East Lake Subdivision, of record in Plat Book 5200, Page 678, which amends the Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Benjamin Scala, a single man by Warranty Deed from Capital Invest, LLC, dated 08/15/2016 recorded 08/18/2016, of record in Instrument No. 20160818-0086309, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 678, amends the Plat Book 5200, Page 342; Covenants, conditions, easements and restrictions of record in Book 5761, Page 355; Covenants, conditions, easements and restrictions of record in Book 6079, Page 648; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80 and Book 5856, Page 84; Abandonment and Re-Dedication of 20 Foot Public Utility and Drainage Easements Pertaining of record in Book 5997, Page 794 and Book 6144, Page 278; Deed of Conveyance of record in Book 5968, Page 985 and Book 5969, Page 22, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3228 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-40508
SMG TN Warranty Deed

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), 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), 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 my hand this 10th day of November, 2017.

Benjamin Scala by Diane Journell, attorney-in-fact

Benjamin Scala by Diane Journell, Attorney in Fact

State of Tennessee
County of Wilson

On this 10th day of November, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Diane Journell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Benjamin Scala, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of November, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

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.

Penny Y. Ray
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 03-06-2019