Bill Garrett Davidson County
Batch# 35525 **DEEDWARR**
12/08/2017 02:38:01 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20171208-0125592

WARF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF DECEMBER, 2017,

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

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).
Bancroft O'Quinn	Bancroft O'Quinn	071 11 0 208.00
(NAME)	(NAME)	
1417 Meridian Street	P.O. Box 274	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert H. Scales, an unmarried man Michael D. Thompson, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bancroft O'Quinn, unmarried**, 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.

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.

Further, being the same property conveyed to Robert H. Scales, an unmarried man and Michael D. Thompson, a married man by Warranty Deed from Nina L. Carr, a widow dated June 30, 2017 and recorded July 05, 2017 as Instrument No. 20170705-0067218, in said Register's Office for Davidson County, Tennessee. Grantor, Michael D. Thompson, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
File Number: GRN-178511SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 8 day of December, 2017

Robert H. Scales

Michael D. Thompson

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 Robert H. Scales, an unmarried man Michael D. Thompson, a married man, 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 8th of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-178511SSO