Bill Garrett Davidson County
Batch# 111032 DEEDWARR
06/29/2018 02:18:14 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20180629-0063279

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Scalini LLC	SAME	Map 119-8
6933 Scarlett Ridge Road		Parcel 76
Brentwood, TN 37027		and Parcel 77

This Instrument Prepared By: Thomas J. Haynes, Attorney117 N. Maple St. Murfreesboro, Tennessee 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Eric William Barron, (single),** have this day bargained and sold and by these presents do hereby transfer and convey to **Scalini, LLC, a Tennessee Limited Liability Company** their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING all of Lot 13 and 14, as shown on the Plat of Glencliff Estates Section One, as of record in Plat Book 1130, page 56; and by Surveyor's Certificate of Correction in Record Book 1605, page 1537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description and details thereof.

BEING all of that property conveyed to Henry Grady Buchanan and wife Nellie J. Buchanan, by deed of record Glencliff Estate Incorporated recorded in Record Book 1335, page 387, of the Register's Office for Davidson County, Tennessee. The said Nellie J. Buchanan predeceased Henry Grady Buchanan leaving him the surviving tenant by the entirety. Henry Grady Buchanan having since died testate a resident of Davidson County Tennessee leaving said property to Grady Donald Buchanan by his last will and testament of record in will book 182, page 491, of the probate court for Davidson County, Tennessee as filed in the register's office for said county being Instrument Number 20111202-0094242. The said Grady Donald Buchanan having died testate a resident of Davidson County, Tennessee leaving his home at 723 Currey Road Nashville, Tennessee (said Lot 13 herein) to Eric Williams Barron under the Specific Bequest of his will. "The lot adjoining" being (said Lot 14 herein) being left under the Residual Estate to Pattye Buchanan Fields, Anita Fields Barron, Julie Alene Fields, Eric William Barron, Carl Alexander Barron, and Seth Porter Barron, of his last will and testament in the circuit court for Davidson County Tennessee, being case number 11P444 a certified copy of which is of record at Instrument Number 20111202-0094243 in the Register's office of Davidson County, Tennessee. The other grantees of Lot 14 having Quitclaimed their interest in said Lot 14 to Eric William Barron by Quitclaim Deed of record at Instrument No 20180629-0063278 Register's Office of Davidson County, Tennessee.

Said lot 13 being an improved property at 723 Currey Road Nashville

Tennessee. Said lot 14 being an unimproved lot on Currey Road Nashville Tennessee

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, it's successors and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2018 real property taxes, which taxes are being prorated between the parties, the grantor giving unto the grantee his proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this the 26th day of June, 2018.

Eric William Barron

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERIC WILLIAM BARRON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the within and foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this 26th day of June, 2018.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 3/23/2021

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $105,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 26th day of June, 2018.

My Commission Expires: 3/23/2021

Notary Public

