LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$306,000.00**

Patricia W. Bluestone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC ANGELO SCALZO, ET AL	Same	**082-07-0-224.00**
(NAME) **712 NORTH 2ND STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 120960 **DEEDWARR**
07/25/2018 03:58:06 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180725-0072754

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KALIN BLUESTONE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC ANGELO SCALZO AND ADRIENNE MARIE MCKNIGHT, HUSBAND AND WIFE, AND JOHN MARK MCKNIGHT, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Dr. V. S. Lindsley Addition to Edgefield, now East Nashville, of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kalin Bluestone from Kudzu Real Estate, Inc. by deed dated December 31, 2008, of record in Instrument No. 20090102-0000188, said Register's Office.

See Limited Power of Attorney for Kalin Bluestone being recorded simultaneously herewith of record in Instrument No. _____, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 25 and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **712 NORTH 2ND STREET, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have a good right to convey it and the same is unencumbered; 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 my hand this 24 day of July, 2018.

Kalin Bluestone by Patricia Bluestone her attorney in fact

KALIN BLUESTONE
By: Patricia Bluestone, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of July, 2018, before me personally appeared **Patricia Bluestone, Attorney in Fact for Kalin Bluestone**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kalin Bluestone**, and who acknowledged that she executed the same as the free act and deed of **Kalin Bluestone**.

Witness my hand and official seal at office this 24 day of July, 2018.

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public