WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151688 DEEDWARR
10/16/2018 10:38:26 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20181016-0102370

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Vincent T. Scalf	Vincent T. Scalf	071 14 0 063.00
(NAME)	(NAME)	
P.O. Box 96	P.O. Box 96	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrea Corbitt and Kenneth Corbitt, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vincent T. Scalf, 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:

A small tract of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made June 27, 1927, by Erle Drake, Surveyor, as follows:

BEGINNING at a point in the westerly margin of a 19-foot Avenue which runs north of Whites Creek Pike, sometimes called Willis Avenue or Napoleon Avenue, at the northeast corner of a tract conveyed to Elmore Willis and wife, by deed of record in Book 831, Page 116, Register's Office for said County; thence with the westerly margin of said Avenue northwardly 75 feet to a point 67 feet south of an old stone fence; thence westwardly parallel to said old stone fence 86 feet to the easterly line of the land now owned by George Graves; thence with Graves' easterly line southwardly 75 feet to the northwest corner of the tract conveyed to Elmore Willis and wife, above referred to; thence along said line eastwardly 86 feet to the point of beginning.

The legal description contained herein is the same as in the previous deed of record.

Being the same property conveyed to Wanda S. Matthews a/k/a Wanda Jackson, married, by Quitclaim Deed from Bobby Matthews, heir at law of James W. Matthews, dated 9/26/03 and recorded 10/3/03 in Instrument Number 20031003-0146163; AND the same property conveyed to Elizabeth Hazelwood by Warranty Deed from Wanda S. Matthews (A/K/A Wanda S. Jackson, joined by Charles Jackson), dated 6/28/17 and recorded 6/29/17 in Instrument Number 20170629-0065751; AND the same property conveyed to Prime Nashville, LLC by Warranty Deed from Elizabeth Hazelwood, married, dated 1/4/18 and recorded 1/8/18 in Instrument Number 20180108-0002454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea Corbitt and Kenneth Corbitt, wife and husband, by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, dated April 20, 2018 and recorded April 23, 2018 as Instrument No. 20180423-0038036, in the Register's Office for Davidson County, Tennessee.

the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 19 Willis St., 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, 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 my/our hands this 15th day of October, 2018.

Andrea Corbitt

Kenneth Corbitt

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 15th day of October, 2018.

Notary Public
My Commission Expires: 12/28/19

File No.: 20181821

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12/28/19