Karen Y Johnson Davidson County
Batch# 161556 DEEDWARR
11/16/2018 09:19:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181116-0112924

This Instrument Prepared By:
MILES P. HURLEY, P.C.
100 Galleria Parkway, Suite 650
Atlanta, GA 30339

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2018, between

John Scannaliato, Jr. a/k/a John Scannaliato, surviving spouse of Jimmie S. Scannaliato,

of Cobb County, Georgia, First Party, and

Rebecca A. Scannaliato,

of Fulton County, Georgia, Second Party,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash, and other good and valuable consideration, to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

THST CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 12 ON THE PLAN OF MCMURRAY HILLS SUBDIVISION, OF RECORD IN BOOK 3700, PAGE 5 OF THE REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN SCANNALIATO, JR., AND WIFE, JIMMIE S. SCANNALIATO BY VIRTUE OF A WARRANTY DEED FROM DAVID L. SMITH, AND WIFE, DIANE M. SMITH, OF RECORD IN DEED BOOK 4995, PAGE 552, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JIMMIE S. SCANNALIATO DECEASED

BEING IMPROVED PROPERTY KNOWN AS 476 WESTCREST DRIVE, NASHVILLE, TENNESSEE 37211.

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building set back lines of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Second Parties, their heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except 2018 Davidson County and City of Nashville taxes which have been prorated between the parties and which Second Parties assume and agree to pay, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set his hands and seal the day and year first above written.

John Scannaliato
JOHN SCANNALIATO, JR. a/k/a
JOHN SCANNALIATO

Darlene Eckert
Witness

STATE OF GEORGIA
COUNTY OF COBB

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

Witness my hand and official seal at office, this 31st day of May, 2018.

DAWN N. HOUSTON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST 19, 2019

Dawn N. Houston
Notary Public

My Commission Expires: 8-19-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0 code 67-4-409-(a)3(A)

Affiant

Sworn to and subscribed before me, this 31ST day of May, 2018.

Notary Public

Miles P. Hurley
Notary Public
My Commission Expires
August 12, 2019
Fulton County, Georgia

My Commission Expires:

SEND TAX BILLS TO: owner
Rebecca A. Scannaliato
2916 Nancy Creek Rd., NW
Atlanta, GA 30327

PROPERTY ADDRESS:
476 Westcrest Drive
Nashville, TN 372117

Parcel Code: 16102006400

Miles P. Hurley
Notary Public
My Commission Expires
August 12, 2019
Fulton County, Georgia