WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180409 **DEEDWARR**
01/03/2019 02:57:46 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190103-0000862

File No. LG0004778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

M. Menke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2019.

Julie Garside
Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Scalf and Samantha K. Scalf	New Owner	062-02-0A-051.00-CO
(NAME)	(NAME)	
2700 PADDLE WHEEL DR		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David R. Dauman and Beverly Dauman, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua A. Scalf and Samantha K. Scalf, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 14A, RIVER TRACE ESTATES, PHASE I, SEC. I, as shown on plat of record in Plat Book 6250, Page 996-997, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Dauman and Beverly Dauman, husband and wife, as joint tenants, by Warranty Deed from William Aaron Campbell, an unmarried man, of record in Instrument No. 20161104-0116934, in the Register's Office of Davidson County, Tennessee, dated October 31, 2016 and recorded November 4, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2700 PADDLE WHEEL DR, NASHVILLE, TN 37214

(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.

(2e)

Witness my hand this 2nd day of January, 2019.

David R. Dauman

Beverly Dauman

STATE OF Alabama
COUNTY OF Limestone

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David R. Dauman and Beverly Dauman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of January, 2019.

Notary Public

My commission expires: 10/30/19

SHARON M. CONNEALY
Notary Public
Alabama State at Large