THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Scalini, LLC
848 Pin Oak Drive
Nashville, TN 37013
SEND TAX BILLS TO:
Redstone Federal Credit Union
220 Wynn Drive Northwest
Huntsville, AL 35893

WARRANTY DEED

(Map 164-08-0A; Parcel 025.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TYRE D. MCCLAIN, UNMARRIED**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **SCALINI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 47, Section One, Hallmark Subdivision, as shown on Plat of record in Instrument No. 20050315-0028142, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Tyre D. McClain, unmarried, by Special Warranty Deed from Fannie Mae, a/k/a Federal National Mortgage Association, dated January 20, 2010, of record in Instrument No. 20100317-0020172, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 848 Pin Oak Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Karen Johnson Davidson County
Batch# 212451 DEEDWARR
04/01/2019 03:22:49 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20190401-0029339

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27th day of March, 2019.

Tyre D McC
TYRE D. MCCLAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 27th day of March, 2019.

J. Kasey Talbott
Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of March, 2019.

J. Kasey Talbott
Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2019-175

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY