Prepared By & ~~Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

D

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of April, 2019.

Notary Public
Commission Expiration: 3/15/2023

Karen Johnson Davidson County
Batch# 214779 **DEEDWARR**
04/08/2019 09:09:58 AM 2 pgs
Fees: $13.00 Taxes: $969.03

20190408-0031476

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Michael Thomas Sclafani and Erin Alexandra Sclafani 3105 Demetros Place Nashville, TN 37217	Chase 700 Kansas Lane Monroe, LA 71203	-135 05 0A 086.00

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, WE, **Chad M. Hammons and Jaclyn Marie Hammons, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Thomas Sclafani and Erin Alexandra Sclafani, husband and wife,** 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:

Property known as 3105 Demetros Place Nashville, TN 37217, County of Davidson

Being Lot No. 43, as shown on a Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, 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 Chad M. Hammons and Jaclyn Marie Hammons, husband and wife, by deed from Vickie Sue Hawthorne, unmarried, dated 5/5/2015, recorded 5/13/2015, filed of record in Instrument No. 20150513-0043775, said Register's Office.

Tax Map and Parcel ID is as follows 135 05 0A 086.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3105 Demetros Place, Nashville, TN 37217

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 unemcumbered, 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 hand this 5th day of April, 2019.

Chad Michael Hammons

Jaclyn Marie Hammons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2019, before me personally appeared **Chad M. Hammons and Jaclyn Marie Hammons, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of April, 2019.

Notary Public
Commission Expiration: 12-05-2020

MICHAEL WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 6, 2020