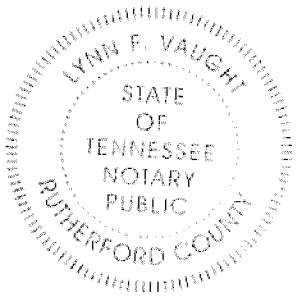
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Troy Nall	Iberiabank	071 04 0 068.00
(NAME)	(NAME)	
2612 Jones Ave.	12719 Cantrell Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Robert H. Scales, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert T. Nall, a single man,** 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:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Mae Lee by Warranty Deed from Egidio W. Fallati and wife, Beverly Howlett Fallati dated May 16, 1994 and recorded May 17, 1994 in Book 9347, Page 296, in said Register's Office for Davidson County, Tennessee..

Further, being the same property conveyed to Robert H. Scales, single by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Willie Mae Lee dated August 27, 2018 and recorded August 31, 2018 as Instrument No. 20180831-0086345, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2612 Jones Ave., Nashville, TN 37207

File Number: GRN-1905220SSO

Karen Johnson Davidson County
Batch# 254197 DEEDWARR
07/09/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190709-0066857

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 our hands this 26 day of June, 2019

Robert H. Scales

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert H. Scales, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-1905220SSO

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY