PREPARED BY:
Michelle Milliron/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 258382 DEEDWARR
07/17/2019 04:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190717-0070158

MAIL TAX STATEMENTS TO: AUSTIN WILLIAM SCAGGS, 1009 B Glendale Lane, NASHVILLE, TN 37204

Warranty Deed

File No: 1076391

THIS INDENTURE, made and entered into this 17th day of June, 2019, by and between Austin William Scaggs who acquired title as Austin W. Scaggs and Louisa Pierce Scaggs, who acquired title as Martha L. Pierce AKA Louisa Pierce, husband and wife, party of the first part, AUSTIN WILLIAM SCAGGS AND LOUISA PIERCE SCAGGS, TRUSTEES OF THE SCAGGS JOINT REVOCABLE TRUST U/A DATED 10/11/2017 and party of the second part,

BEING the same premises which Rigid Development, Inc. in deed dated 2/17/2012 and recorded 2/21/2012 in the DAVIDSON County Recorder's Office in Deed Book Volume 20120221-0014672, page , granted and conveyed to Austin W. Scaggs and Martha L. Pierce, husband and wife, the Grantors herein.

WITNESSETH: That for and in consideration of Zero and No/100 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

AUSTIN WILLIAM SCAGGS

LOUISA PIERCE SCAGGS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Austin William Scaggs & Louisa Pierce Scaggs, grantees to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of June, 2019.

Karen R. Campbell
Notary Public

My commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Oath of Value

I, or we, 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, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jan Charlton
Affiant

Affiant

Subscribed and sworn to before me this 2nd day of July, 2019.

Karen A. Gargaro

TAXPAYER / OWNER: AUSTIN WILLIAM SCAGGS
PROPERTY ADDRESS: 1009 B Glendale Lane, NASHVILLE, TN 37204

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen A. Gargaro, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A
Legal Description

The following described property lying in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record as Instrument No. 201108240065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing as Instrument No. 20118240065586 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property as conveyed from Rigid Development, Inc. to Austin W. Scaggs and Martha L. Pierce a/k/a Louisa Pierce , husband and wife as set forth in Deed Instrument #20120221-0014672 dated 02/17/2012, recorded 02/21/2012, DAVIDSON County, TENNESSEE.

132 09 0F 002.00

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Steve Bieranowski, the undersigned officer, personally

Appeared SUZANNE RAFLA, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that SHE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Printed Name:
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
STEVE BIERANOWSKI - Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404