Karen Johnson Davidson County
Batch# 294526 DEEDWARR
10/02/2019 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191002-0100395

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Melissa H. Scarbro, Trustee 7474 Old Charlotte Pike Nashville, TN 37209	SAME	Tract 1: 114 00 0 024.00 Tract 2: 114 00 0 253.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Melissa H. Scarbro, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Melissa H. Scarbro, Trustee of the Melissa H. Scarbro Revocable Trust dated September 27, 2019, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of September, 2019.

MELISSA H. SCARBRO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA H. SCARBRO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

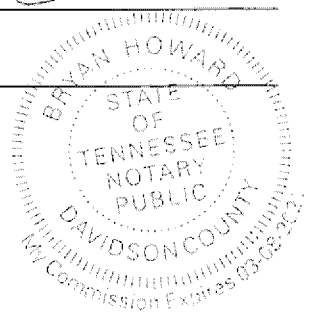


EXHIBIT A

Two tracts of land in the 8th Civil District of Davidson County, Tennessee, to wit:

TRACT 1 - Being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z. T. Wilkinson, surveyor, 7-21-58, as follows:

Beginning at a post at the northeast corner of the property conveyed to John C. Womack and wife, by deed from J.E. Stafford et ux, of record in Book 1025, Register's Office for Davidson County, Tennessee; thence North 76 degrees East 93 feet to a 12-inch cedar; thence South 17 degrees East 126.5 feet to a 10-inch hackberry; thence South 27 degrees East 294 feet to a 10-inch Elm; thence South 34 degrees East 133 feet to a spike in the center of Old Charlotte Pike; thence with the center of said Pike South 72 degrees West 48 feet; thence South 68 degrees West 120 feet to a comer of the Womack property; thence with a fence line North 76 degrees 30 minutes West 196 feet; thence North 2 degrees East 485 feet to the beginning, containing 2.56 AC more or less.

TRACT II - Beginning at a point in the center of Charlotte Pike 38 feet Southwest of the southwest corner of the tract of land conveyed to A.L. Totty, by said Stafford under deed of record in Book 986, page 161, Register's Office for Davidson County, Tennessee, and running thence North 76 1/2 degrees West 196 feet to a point in the center of Overall's Creek; thence North 2 degrees East 485 feet to a post; thence North 88 3/4 degrees West 147 feet to a point in the center of Gower Road; thence South 5 degrees West 768 feet to a point in the center of Charlotte Pike; thence North 72 1/2 degrees East 131 feet; thence North 56 degrees East 335 feet to the point of beginning, containing 3.18 AC, more or less.

Being the same property conveyed to Melissa H. Scarbro by Deed from Jeffrey R. Scarbro, of record at instrument number 20160912-0095555, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

