BILL GARRETT, Davidson County
Trans:T20130026023 DEEDWARR
Recvd: 04/01/13 14:48 3 pgs
Fees:18.00 Taxes:222.00
20130401-0031715

This Instrument Prepared By:
Lynn A. Gardner
Glankler Brown, PLLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of March, 2013, by and between SSMS HOUSING, LLC (hereinafter called "Grantor"), and SCIOTO PROPERTIES SP-15, LLC, an Ohio limited liability company (hereinafter called "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> Lot 39 on the Plan of Dahlia Gardens of record in Plat Book 2663, Page 93, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SSMS HOUSING, LLC by Warranty Deed of record as Instrument No. 20100920-0074530 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for 2013 City of Nashville and Davidson County taxes; plan conditions in Plat

Book 2663, Page 93; restrictions in Book 2856, Page 63, all of record in said Register's Office; and that the title and quiet possession thereto it will forever warrant and defend against the lawful claims of all persons.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

SSMS HOUSING, LLC

By: _____
Name: Larry Durbin
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public within and for said State and County, duly commissioned and qualified, personally appeared LARRY DURBIN, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Chief Manager of SSMS HOUSING, LLC, the within named bargainor, and that he, as such Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Officer.

Witness my hand and Notarial Seal at office this 27th day of March, 2013.

_____
Notary Public

LYNN A. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JAN. 24, 2017

4835-6992-9746, v. 1

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 $60,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2013.

Notary Public

SARAH C. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 21, 2015

My Commission Expires:
9-21-15

Property Address:
1924 Dahlia Drive
Nashville, TN 37210

After Recording, Return To:
Lynn A. Gardner, Attorney
6000 Poplar Ave., Suite 400
Memphis, TN 38119

Tax Parcel No.:
Map Parcel 09408001900

Name and address of property owner
and Mail Tax Bills To:

SCIOTO PROPERTIES SP-15, LLC
5940 Wilcox Place, Suite A
Dublin, OH 43016-6805