WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/14 13:52 2 pgs
Fees:13.00 Taxes:1098.90
20140404-0028314

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $297,000.00.

14-03-025

Donna Darnell
Affiant

Subscribed and sworn to me on April 4, 2014.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27358SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SCA 33 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 102 Woodmont Blvd., Ste. 200 Nashville, TN 37205	"NEW OWNER"	102-08-0-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donna Darnell, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto SCA 33 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the plat of Horton Heights, Section V of record in Plat Book 1835, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Donna Darnell, by Warranty Deed from The Provident Bank d/b/a Financial Services, of record as Instrument No. 20040803-0093020, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
> 3. Matters shown on plan of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee.
> 4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288, page 248, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6612 Wilhugh Place, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and herself, her heirs and assigns, 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 on April 4, 2014.

Donna Darnell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 4, 2014, before me personally appeared Donna Darnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 4, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

I, the undersigned, 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.

KIMBERLY BEARD

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kimberly Beard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

CHARLES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON