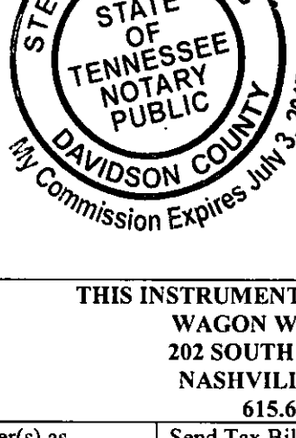
BILL GARRETT, Davidson County
Trans:T20140050524 DEEDWARR
Recvd: 07/15/14 10:53 2 pgs
Fees:13.00 Taxes:758.50
20140715-0062288

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
SSCA Real Estate Holding Company, LLC		
9206 Concord Rd.	New Owner	09102023100
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUE ANN TIDWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SSCA REAL ESTATE HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, HEREINAFTER** CALLED THE GRANTEE(S), HIS/HER/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 Units "A" and "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 Louisiana Avenue, A Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051682, in the Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete and accurate description of said property. Said Units are comprised of Lot 9, block "9" on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, Register's Office Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Units "A" and "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 Louisiana Avenue, A Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051685, in the Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete and accurate description of said property. Said Units are comprised of Lot 11, block "9" on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ruth Dorrah, Rufus Allen Dorrah, Walter Rogers Dorrah, and Margaret Ellen Dorrah Tidwell, as tenants in common with rights of survivorship. by deed from Ruth Dorrah, a single person of record in Book 6127, page 403, Register's Office for Davidson County, Tennessee, dated August 30, 1983 and recorded on September 01, 1983.

Being the same property conveyed to Sue Ann Tidwell and Joy Ruth Harris with a life Estate Retained by Ruth Dorrah by deed from Ruth Dorrah, a widow, Walter Rogers Dorrah and wife, Daisey M. Dorrah, Margaret Ellen Dorrah Tidwell, an unmarried person, of record in Book 6284, page 823, Register's Office for Davidson County, Tennessee, dated April 26, 1984 and recorded on May 03, 1984.

Being the same property conveyed to Ruth Dorrah, a Life Estate and the remainder in fee to Sue Ann Tidwell by deed from Ruth Dorrah, Sue Ann Tidwell and Joy Ruth Lares of record in Book 10129, page 42, Register's Office for Davidson County, Tennessee, dated July 02, 1996 and recorded on July 23, 1996, Ruth Dorrah having since died on December 28, 1996.

Being also known as 6008/6010 Louisiana Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2014.

Sue Ann Tidwell

Sue Ann Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sue Ann Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017