REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20150005106 DEEDWARR
Recvd: 01/21/15 14:25 2 pgs
Fees:13.00 Taxes:1165.13
20150121-0005962

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $314,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15th DAY OF January 2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC SEAL COUNTY OF SUMNER

NOTARY PUBLIC
COMMISSION EXPIRES: 9/21/2015

THIS INSTRUMENT PREPARED BY:
R. W. Hardison , Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
New owner

NEW OWNER:
Joan Sykora
6008A Louisiana Avenue
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 14th day of January, 2015 between SSCA REAL ESTATE HOLDING COMPANY, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and JOAN SYKORA, an unmarried person (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Unit "A" 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 the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description. Said Unit is a portion of Lot 9, Block "9" on the Plan of Cherokee Park Subdivision as of record in Plat Book 161, Page 75 in the Davidson County, Tennessee Register of Deeds Office.

INCLUDED herewith is an undivided interest in the common elements of the Homes at 6008 Louisiana Avenue Horizontal Property Regime as set forth in the homeowners' association charter and bylaws.

BEING a portion of the same property conveyed to SSCA Real Estate Holding Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sue Ann Tidwell, unmarried, of record in Instrument No. 20140715-0062288 in the Davidson County, Tennessee Register of Deeds Office dated July 9, 2014 and recorded on July 15, 2014..

TAX PARCEL # 091-02-0F-001.00-CO

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 6008A Louisiana Avenue, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

SSCA REAL ESTATE
HOLDING COMPANY, LLC

BY:_____
KEITH BOLTON, MANAGER

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KEITH BOLTON, to me known to be the persons) described therein or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the MANAGER of SSCA REAL ESTATE HOLDING COMPANY, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 12th day of January, 2015.

SEAL

C. BRENT ALLRED
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 10/21/18