Davidson County DEEDWARR
Recvd: 06/04/15 12:22 3 pgs
Fees:18.00 Taxes:1257.63
20150604-0052332

152072

REGISTER'S USE ONLY:

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 $339,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28th DAY OF May, 2015.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3-25-18

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

SEND TAX BILLS TO:
Abby Dray
6012A Louisiana Avenue
Nashville, TN 37209

NEW OWNER:
Abby Dray
6012A Louisiana Avenue
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of May, 2015 between SSCA REAL ESTATE HOLDING COMPANY, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and ABBY DRAY, a single 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 of the Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements field in Instrument Number 20140819-0075009, and as more particularly described on Exhibit "B" of said Declaration, the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property, together with all common elements, limited common elements, and any other interests appurtenant to such units.

BEING a portion of the same property conveyed to SSCA REAL ESTATE HOLDING COMPANY, LLC, a Tennessee Limited Liability Company by deed dated September 5, 2014 of record in Instrument No. 20140912-0083935, Register's Office of Davidson County, Tennessee.

Map & Parcel: 09102023200

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6012A 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 no new survey is available.

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,
a Tennessee Limited Liability Company

BY:_____
KEITH A. 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 A. BOLTON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself 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 him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 28th day of May, 2015.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith