(1)

**REGISTER'S USE ONLY:**

BILL GARRETT, Davidson County
Trans:T20160050643 DEEDWARR
Recvd: 06/15/16 11:02 2 pgs
Fees:13.00 Taxes:1783.40
20160615-0060529

**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 $482,000.00.

Jamie Nichols
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13th DAY OF June, 2016.

*SEAL*

April D. Wideman
NOTARY PUBLIC
COMMISSION EXPIRES: 3/26/18

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Hardison Land Title Company, Inc.
3312 Kedron Road
Spring Hill, TN 37174

**SEND TAX BILLS TO:**
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

**NEW OWNER:**
Joseph Rice
Tara Rice
3502B Hillsdale Ave
Nashville, TN 37205

# GENERAL WARRANTY DEED

This indenture is made and entered into this 13th day of June, 2016 between SSCA REAL ESTATE HOLDING COMPANY, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and JOSEPH G. RICE AND TARA ANN RICE, husband and wife (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 and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3502 Hillsdale Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150327-00269522 and corrected in Instrument No. 20160531-0054320 the Davidson County Register's of Deeds Office, which is incorporated herein by reference for a more complete property description. Said Units are a portion of Lot No.2 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

INCLUDED herewith is an undivided interest in the common elements of the Homes at 3502 Hillsdale Avenue Horizontal Property Regime as set forth in the homeowners' association charter and by-laws.

BEING a portion of the same property conveyed to SSCA Real Estate Holding Company, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 20150112-0003139, Register's Office of Davidson County, Tennessee.

TAX PARCEL# 104-05-0-71.00 P/O

PROPERTY ADDRESS: 3502 B Hillsdale Ave, Nashville, TN 37205

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 the description has been taken from the above-referenced plat of record.

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 BOLTON, MANAGER

STATE OF TENNESSEE )
)
COUNTY OF Williamson )

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 person 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 13th day of June, 2016.

*SEAL*

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

_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____