Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160082717 DEEDQC
Recvd: 09/21/16 08:59 3 pgs
Fees: 17.00 Taxes: 0.00
20160921-0099251

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 14th day of September, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
SC2 Properties, LLC	New Owner	118130154.00
7215 Edloe St.		
Houston, TX 77025		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($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, **Shawn Collins,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **SC2 Properties, LLC, a Texas limited liability company,** Grantee(s), its successors and assigns, of a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Lipscomb Heights, of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Albert Court, being the common corner of Lots 28 and 29; thence in an easterly direction along the margin of said Albert Court 51.28 feet to a point, the beginning of a curve; thence with the margin of said road, around a curve a distance of 108.94 feet to a point, the beginning of a curve, thence continuing with the margin of said road around a curve a distance of 22.14 feet; thence continuing with said margin of said road 57.92 feet to a point, being the common corner of Lots 27 and 28; thence along the dividing line between said Lots 27 and 28, 138.1 feet to a point in the dividing line between Lot 30 and Lots 28 and 27; thence in a northwesterly direction along the dividing line between Lots 28 and 30, 68 feet to a point, being the common corner of Lots 28, 29, and 30; thence in a northerly direction along the dividing line between Lots 28 and 29, 140 feet to the point of beginning.

Being the same property conveyed to Shawn Collins, from Catherine Dillingham, by Warranty Deed and recorded on September 6, 2016 of record as instrument Number 20160906-0093095, Registers Office for Davidson County, Tennessee.

A Horizontal Property Regime has since been established on the real property described above and is now legally described as follows:

Being Units A and B, 904 Albert Court Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160906-0093096, Register's Office for Davidson County, Tennessee, to

which reference is hereby made for a complete description thereof.

Being the same property conveyed to Shawn Collins, from Catherine Dillingham, by Warranty Deed and recorded on September 6, 2016 of record as instrument Number 20160906-0093095, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is improved property known as: **904 A and B, Albert Court, Nashville, TN 37204.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

Shawn Collins, as Authorized Representative of SC2 Properties, LLC, a Texas limited liability company, accepts this deed and conveyance and acknowledges that title is subject to the Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160906-0093096, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 14th day of September 2016.

Shawn Collins

SC2 Properties, LLC
A Texas limited liability company

By: _____
Shawn Collins
Its: Authorized Representative

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shawn Collins,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2016.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

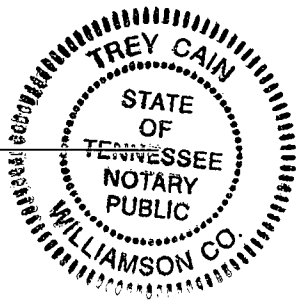
My commission expires: 5/30/2017

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Shawn Collins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **SC2 Properties, LLC,**, the within named bargainor, a **Texas limited liability company**, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **limited liability company** as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 14th day of September, 2016.

Notary Public



My commission expires: 5/30/2017

Re: **904 Albert Court, Units A and B, Nashville, TN 37204**