Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
SC2 Properties, LLC	New Owner	133-01-0-094.00
428 Patterson Street		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Smith,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **SC2 Properties, LLC, a Texas limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 and the East 27-1/2 feet of Lot No. 54 on the Map of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 77-1/ 2 feet on the North side of Patterson Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kevin Smith by Warranty Deed from Jackson M. Welch, Jr., Administrator ad Litem Estate of Betty Jo Swaw, of record instrument No. 20130627-0066295, Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 27, 2013.

This property is improved property known as 428 Patterson Street, Nashville, TN, 37211

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), its successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160085303 DEEDWARR
Recvd: 09/28/16 14:11 2 pgs
Fees:13.00 Taxes:610.50
20160928-0102336

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

WITNESS my hand this the 23rd day of September, 2016.

Kevin Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of September, 2016

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016094778