WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093959 DEEDWARR
Recvd: 10/25/16 09:00 2 pgs
Fees:13.00 Taxes:834.35
20161025-0112517

R-VRES-16-098-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magdalena M. Love	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**119-2-163.00**
4472 Golden Lake Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Sarasota, FL 34233	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SC2 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGDALENA M. LOVE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Glenrose Subdivision, being a part of the Emil Thoni Tract, of record in Plat Book 1424, Page 142, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to SC2 Properties, LLC, a Texas Limited Liability Company, by Warranty Deed from Andrew Hunton, an unmarried man, recorded July 1, 2016 in Instrument No. 20160701-0067819 and further being the same property conveyed to Andrew Hunton, an unmarried man, by Warranty Deed from Michael Steven Page, a married man, recorded May 28, 2014 in Instrument No. 20140528-0045618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.
- 2017 Property Taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **98 Oriel Avenue, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 21st DAY OF OCTOBER, 2016.

SC2 Properties, LLC

BY: _____
Shawn B. Collins
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN B. COLLINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SC2 PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212