29400-8

BOX 14

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $211,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2017.

Notary Public
My commission expires: 5-8-18

BILL GARRETT, Davidson County
Trans:T20170014111 DEEDWARR
Recvd: 02/16/17 10:56 2 pgs
Fees:13.00 Taxes:780.70
20170216-0015985

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sergio Silvestre	FirstBank	133-02-0-347.00
318 Harrison Street	318 Seaboard Ln, Ste 205	
Nashville, TN 37211-3224	Franklin, TN 37067	

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, **SC2 Properties, LLC, a Texas limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sergio Silvestre, single man,** hereinafter called the Grantee(s), their heirs 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. 28 on the Plan of Map of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SC2 Properties, LLC, a Tennessee limited liability company, from Joseph Dick, unmarried, by Warranty Deed and recorded on October 7, 2016 of record Instrument Number 20161007-0106511, Registers Office for Davidson County, Tennessee.

Scrivener's Affidavit of record in Instrument Number **20170210-0014065**, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is made subject to the following: 1) All matters appearing on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee.

This property is improved property known as **318 Harrison Street, Nashville, TN 37211-3224.**

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. 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.

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 14th day of February, 2017.

SC2 Properties, LLC, a Texas limited liability company

By: _____
Shawn Collins

Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **SC2 Properties, LLC,** the within named bargainor, **a Texas limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Manager**.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of February, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017025027