BILL GARRETT, Davidson County
Trans:T20170016772 DEEDWARR
Recvd: 02/27/17 10:42 2 pgs
Fees:13.00 Taxes:407.00
20170227-0019192

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 $110,000.00

Affiant

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

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
SC2 Properties, LLC 510 Timmons Nashville, TN 37210	New Owner	133-01-0-125.00

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, **Luis Miguel Hernandez Vidal, unmarried,** 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), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 47 feet of Lot No. 89 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 part of Lot No. 89 fronts 47 feet on the south side of Patterson Street and runs back between lines measuring 160.7 feet on the east line and 161 feet on the west line, more or less, to an alley in the rear measuring 47 feet, more or less, thereon.

Being the same property conveyed to Luis Miguel Hernandez Vidal from Amy W. Bradley and husband, David J. Bradley, by Warranty Deed dated February 14, 2003 of record as Instrument No. 20030305-0029222, 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 property is improved property known as **419 Patterson Street, Nashville, TN 37211.**

This conveyance is also subject to the following: (1) All matters appearing on the Plan of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee.

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.

Luis Miguel Hernandez Vidal

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 **Luis Miguel Hernandez Vidal,** 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 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: 2017025028