WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018669 DEEDWARR
Recvd: 03/03/17 12:38 2 pgs
Fees:13.00 Taxes:795.50
20170303-0021363

O-VRES-17-1913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Steve Kovach, IV	**New Owner**	
(NAME)	(NAME)	
2372 W. Longhorn Pl.		**081-08-0-047.00 & 081-08-0-046.00**
(ADDRESS)	(ADDRESS)	
Chandler, AZ 85286		
(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, **SOUTHERN CAPITAL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE KOVACH, IV,** 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:

Tract I:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 592 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 592 fronts 74.6 feet on the North side of Coffee Street and runs back between lines 50 feet along the Easterly margin of an alley to a dead line and measures 74.2 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 594 on the Plan of North Nashville Plan Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 594 fronts 50 feet on the Westerly side of Delta, formerly Hamburg Street and runs back between parallel lines 168-1/2 feet to an alley.

Being the same property conveyed to Southern Capital Venture, LLC, a Tennessee Limited Liability Company by Warranty deed from George W. Edwards, unmarried of record in Instrument No. 20161121-0122454 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.
Being also known as 0 Coffee Street; Nashville, Tennessee 37208. (For Tract I)

Being the same property conveyed to Southern Capital Venture, LLC, a Tennessee Limited Liability Company by Warranty deed from Levi Bowman, Jr., and Queen E. Bowman and Matthew R. Bowman and Ernestine Day Bowman and Keith Darrell Bowman and Tiffany Bowman-Cartwright of record in Instrument No. 20170111-0003108 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 11, 2017.
Being also known as 1903 Delta Avenue Nashville, Tennessee 37208. (For Tract II)

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1903 Delta Avenue & 0 Coffee Street, Nashville, Tennessee 37208**.

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 3rd DAY OF MARCH, 2017.

Southern Capital Ventures, LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves, Authorized Agent

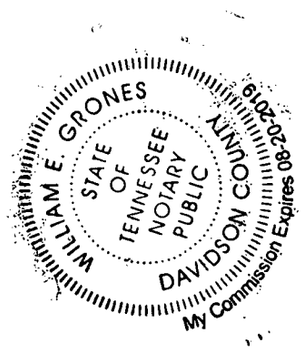
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 Southern Capital Ventures, LLC, a Tennessee Limited Liability Company as to Tract I; Southern Capital Ventures, LLC, as to Tract II, 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 3rd day of March, 2017.

_____
Notary Public

My Commission Expires: 8/26/2019



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