BILL GARRETT, Davidson County
Trans:T20170026306 DEEDWARR
Recvd: 03/29/17 09:57 2 pgs
Fees:13.00 Taxes:416.25

20170329-0030388

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 $112,500.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 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	Meridian Capital Group, LLC	133-01-0-021.00
505 Drake Street	5115 Maryland Way	
Nashville, TN 37211	Brentwood, TN 37027	

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, **Otto Torndahl and Lucy Torndahl,** 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 Lot No. 16 on the Plan of Wm. Coleman's Subdivision, of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description.

Being the same property conveyed to Otto Torndahl and Lucy Torndahl by Warranty Deed from Kevin Melton and Josephine Phelps dated March 15, 2007 of record as Instrument No. 20070322-0034848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Melton and Josephine Phelps by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. dated July 30, 2001 of record as Instrument No. 20010803-0083173, Register's Office for Davidson County, Tennessee

Being also known as 505 Drake Avenue, Nashville, Tennessee 37211.

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 505 Drake 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), 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 15th day of March, 2017.

Otto Torndahl

Lucy Torndahl

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 **Otto Torndahl and Lucy Torndahl,** 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 15th day of March, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017025042