WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035120 DEEDWARR
Recvd: 04/26/17 10:47 2 pgs
Fees:13.00 Taxes:266.40
20170426-0040889

J-SCV-17-1808-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Southern Capital Ventures, LLC	**New Owner**	
(NAME)	(NAME)	**069-16-0-187.00**
4538 Trousdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **CLARENCE BIGGS AND WIFE, BARBARA LEE ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERN CAPITAL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 17 on the Plan of J.J. Pates Subdivision of Lots 9-10-11-12-20-21-22 & 23 of G.T. Sheegogs Subdivision of record in Plat Book 843, Page 43, 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. 17 fronts 55 feet 6 inches on the Southeasterly side of County Hospital Road, formerly Assylum Ave, and runs back between parallel lines 252 feet to a dead line in the rear, on which it measures 55 feet.

Being a portion of the same property conveyed to Clarence Biggs and Barbara Lee Allen by Quitclaim Deed from Clarence Biggs, unmarried of record in Book 10204, page 620 Register's Office for Davidson County , Tennessee, dated September 26, 1996 and recorded on September 26, 1996.

**Clarence Biggs is one and the same person as Clarence E. Biggs.
**Barbara Lee Allen is one and the same person as Barbara Biggs.

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 843, Page 43, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Clarence Biggs and Barbara Biggs, husband and wife, trustor, to Paragon Home Lending, LLC, trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Paragon Home Lending, LLC, beneficiary, to secure a note in the original amount of $ 55,000.00 secured thereby, dated August 30, 2006, and recorded on September 25, 2006, of record as Instrument Number 20060925-0118074, 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: **1808 County Hospital Road , Nashville, Tennessee 37218**.

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 APRIL, 2017.

Clarence Biggs

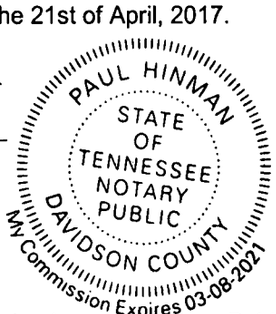
Barbara Lee Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE BIGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

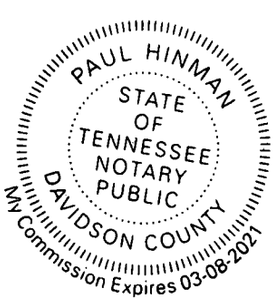


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA LEE ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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