BILL GARRETT, Davidson County
Trans:T20170038469 DEEDWARR
Recvd: 05/05/17 13:50 2 pgs
Fees:13.00 Taxes:573.50
20170505-0044928

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 $155,000.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 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	Meridian Capital Group	133-01-0-130.00
411 Patterson 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, **Phillip Andrew Waynick, Sr.,** 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:

Land in the Sixth (6th) Civil District of Davidson County, being Lot No. 94 and the easterly 25 feet front of Lot No. 93 on the Map of Patterson's Subdivision of Maple Hill, as of record in Plat Book 332, Page 75, Register's Office for said County.
Said Lot No. 94 fronts 50 feet on the southerly side of Patterson Street and runs back between parallel lines 159.1 feet on the westerly line and 158.7 feet on the easterly line to an alley.
Said part of Lot No. 93 fronts 25 feet on the southerly side of Patterson Street and runs back between parallel lines 159 feet, more or less, to an alley.

Being the same property conveyed to James Holden Waynick and wife, Nora Sain Waynick by Warranty deed from the Sole Heirs of Lena Jackson, deceased, of record in Book 6885, Page 699, Register's Office for Davidson County, Tennessee, dated February 19, 1986 and recorded on June 13, 1986.

Being the same property conveyed to Phillip Andrew Waynick, Sr. by Quitclaim deed from James Holden Waynick and wife, Nora Sain Waynick, of record in Instrument No. 20060605-0065972, Register's Office for Davidson County, Tennessee, dated July 14, 2004 and recorded on June 05, 2006.

Being also known as 411 Patterson Street, 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 411 Patterson 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 7th day of April, 2017.

Phillip Andrew Waynick, Sr.

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 **Phillip Andrew Waynick, Sr.,** 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 7th day of April, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017045158

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD