WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-CC-17-2512-H

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)	**081-10-0-152.00**
4538 Trousdale Rd.		
(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, **RAYMOND E. HOLFORD, UNMARRIED,** 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. 81 and the westerly 21.6 feet front and 39.5 feet rear of lot No. 80 on the Map of Cobb's Subdivision of Lot #6 of the Harding's Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin the front together 100 feet on the northerly side of Finland Street and run back between lines 140 feet on the east line of part of Lot No. 80 and 140.5 feet on the west line of Lot No. 81 to an alley on which they measure 100 feet.

Being the same property conveyed to Leland Tucker Holford and wife, Hattie Holford by Installment deed from Carl Overstreet and wife, Maggie Overstreet of record in Book 1849, page 622, Register's Office for Davidson County, Tennessee, dated May 31, 1950 and recorded on June 5, 1950.

The said Hattie Holford having since died, predeceasing Leland Tucker Holford. The said Leland Tucker Holford having since died, leaving a Last Will and Testament of record in Will Book 116, page 220, Probated March 8, 1976, Probate Court for Davidson County, Tennessee, devising subject property to his two sons, Raymond E. Holford and Leland Tucker Holford, Jr.
The said Leland Tucker Holford, Jr. having since died leaving Raymond E. Holford as the sole owner if the subject property as noted in Affidavit of Heirship of record in Instrument No. 20110805-0060558 and Corrected Affidavit of Heirship of record in Instrument No. 20150130-0009100, Register's Office for Davidson County, Tennessee.

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 161, Page 155, 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: **2512 Finland 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.

BILL GARRETT, Davidson County
Trans:T20170052653 DEEDWARR
Recvd: 06/20/17 11:15 2 pgs
Fees:13.00 Taxes:296.00

20170620-0061883

Witness my/our hand(s) this the 16th DAY OF JUNE, 2017.

Raymond E. Holford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND E. HOLFORD, 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 16th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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