WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VRES-17-1808

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)
Rigoberto Ramos	**NEW OWNER**	
(NAME)	(NAME)	**069-16-0-187.00**
1808 County Hospital Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 **RIGOBERTO RAMOS, AND WIFE SONIA MARLEN CRUZ DIAZ,** 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 the same property conveyed to Clarence Biggs by Special Warranty deed from First Bank National Association of record in Book 9357, page 824, Register's Office for Davidson County, Tennessee, dated May 24, 1994 and recorded on May 26, 1994. (Value or consideration shown in aforementioned deed $34,000.00.)

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.

Being the same property conveyed to Southern Capital Ventures, LLC, a Tennessee limited liability company by Warranty deed from Clarence Biggs and wife, Barbara Lee Allen of record in Instrument No. 20170426-0040889 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 26, 2017.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- 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.
- Agreement for Dedication of Easement of record in Instrument Number 20150106-0001401, in the 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**.

BILL GARRETT, Davidson County
Trans:T20170057520 DEEDWARR
Recvd: 07/06/17 10:05 2 pgs
Fees:13.00 Taxes:377.40

20170706-0067773

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 26th DAY OF JUNE, 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, AUTHORIZED AGENT, 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* of SOUTHERN CAPITAL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of June, 2017.

* Authorized agent

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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