WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064154 DEEDWARR
Recvd: 07/26/17 13:04 2 pgs
Fees:13.00 Taxes:629.00
20170726-0075694

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2017.

Notary Public

My commission expires: May 03, 2020

NOTARY PUBLIC
AFFIX SEAL HERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West Nashville Law Group, PLLC
4800 Charlotte Avenue, Nashville, TN 37209

Address of New Owner(s) as follows: **Greater Neighborhood Builders,LLC,** a Tennessee limited liability company	Send Tax Bills To: **OWNERS**	Map-Parcel Numbers **Map 119-02-0-A Parcel 001.00co**
1117 Belvidere Dr.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWL- EDGED, WE,

SC2 Properties, LLC, a Texas limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greater Neighborhood Builders, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 105 Evelyn Townhomes, LLC, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 105 Evelyn Townhomes, LLC, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170614-0059817, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 105 Evelyn Townhomes, LLC, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170614-0059817, Register's Office for Davidson County, Tennessee, amended in Instrument No. 20170717-0071693, for a more complete identification and description of said unit.

Being part of the same property conveyed to Shawn Collins, by Deed dated December 6, 2016 from Frederick G. Pettee, Jr., of record in Instrument No. 20161212-0129824, and further conveyed to SC2 Properties, LLC, a Texas limited liability company, by Quitclaim Deed dated December 6, 2016 from Shawn Collins, of record in Instrument No. 20161212-0129825, Register's Office for Davidson County, Tennessee.

24-month chain of title: Being the same property conveyed to Frederick G. Pettee, Jr., by Deed dated October 24, 1989 from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 7968, Page 855, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as 105 **Evelyn Drive #1, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **14th** day of **July, 2017.**

SC2 Properties, LLC, a Texas limited liability company

By: Shawn Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared SHAWN B. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SHAWN B. COLLINS of SC2 Properties, LLC, a Texas limited liability company, within named bargainor, a limited liability company, and that he/she as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such MEMBER.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **July, 2017.**

N. El-Chaer

Notary Public

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 03, 2021