THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 17111403G

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $75,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 28943 DEEDWARR
11/22/2017 08:48:09 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20171122-0119792

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Baneen Tareq Omar 105 Evelyn Drive #2 Nashville TN 37210	New Owner	Tax Parcel ID No. 119-02-0A-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SC2 Properties, LLC, a Texas Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Baneen Tareq Omar**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 , on the Horizontal Property Regime with Private Elements for 105 Evelyn Townhomes, LLC, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170614-0059817 and amended in Instrument No. 20170717-0071693, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to SHAWN COLLINS, by deed from FREDERICK G. PETTEE, JR., of record in Instrument No. 20161212-0129824, dated December 6, 2016, said Register's Office.

SHAWN COLLINS conveyed his interest to SC2 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20161212-0129825, dated December 6, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 119-02-0A-002.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 36, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Instrument No. 20170614-0059817 amended in Instrument No. 20170717-0071693, said Register's Office.

Easements, Assessments and Special Assessments as set out in the Declaration of record in Instrument No. 20170614-0059817, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 671, said Register's Office.

This is improved property located at 105 Evelyn Drive #2 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2017.

SC2 Properties, LLC

By: Shawn Collins, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SC2 Properties, LLC, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018