WARRANTY DEED

Bill Garrett Davidson County
Batch# 53213 DEEDWARR
01/30/2018 02:35:28 PM 4 pgs
Fees: $23.00 Taxes: $92.50
20180130-0009544

NORA EL-CHAER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$25,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2018.

Notary Public

My commission expires: May 03, 2021
(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sydney Chen	**OWNER**	**Part of Map 133-01-0 Parcel 130.00**
6108 Stillmeadow Drive		
Nashville, TN 37211		

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

SCollins2 Properties, LLC, a Texas limited liability company

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

Sydney Chen

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:

A parcel of land situated in the 16th Council District of Nashville Davidson County Tn. known as the Easterly 1/2 of Lot 93 as shown on the Map of Patterson's Subdivision of Maplehill of record in Plat Book 332, Page 75, R.O.D.C., Tn. and according to a survey made by W.T. Smith Land Surveying dated August 1st 2017, is more particularly described as follows:

Commencing at an iron rod (found) in the south margin of Patterson Street, said rod being the common corner of lot 94 and lot 95 as shown on the Map of Patterson's Subdivision of Maplehill of record in Plat Book 332, Page 75 R.O.D.C., Tn.; thence, with said margin of Patterson Street North 83°02'19" West 50.00' to an iron rod (set), said rod being the common corner of lot 93 and lot 94 on said plan of subdivision and also being the actual Point-Of-Beginning for this hereon described parcel of land; thence, leaving said margin of Patterson Street and running with the common line of lots 93 and 94 South 06°53'00" West 159.14' to an iron rod (set) in the north margin of Alley #1906; thence, with the north margin of said Alley North 83°32'34" West 25.0' to an iron rod (set), said rod being the southwest corner of the easterly 1/2 of Lot 93; thence, North 06°53'00" East 159.36' to an iron rod (set) in the south margin of Patterson Street; thence, with the south margin of said street South 83°02'19" East 25.00' to the Point-Of-Beginning, containing 3,981 square feet or 0.091 Acres more or less.

Being part of the same property conveyed to SC2 Properties, LLC, a Texas limited liability company by Deed dated April 7, 2017 from Phillip Andrew Waynick, Sr., of record in Instrument No. 20170505-0044928, and further conveyed to SCollins2 Properties, LLC, a Texas limited liability company by Quitclaim Deed dated December 28, 2017 from SC2 Properties, LLC, a Texas limited liability company, of record in Instrument No. 20180102-0000570, and Affidavit in Instrument No. 20180118-0005118, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__x__) property, known as **25 ft parcel between 411/413 Patterson, Nashville, Tennessee 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 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 my/our hand(s) this **30th** day of **January, 2018.**

SCollins2 Properties, LLC, a Texas limited liability company

BY: _____
Shawn Collins, member

_____ _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Shawn Collins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **SCollins2 Properties, LLC**, a Texas limited liability company, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Shawn Collins** as **Member**.

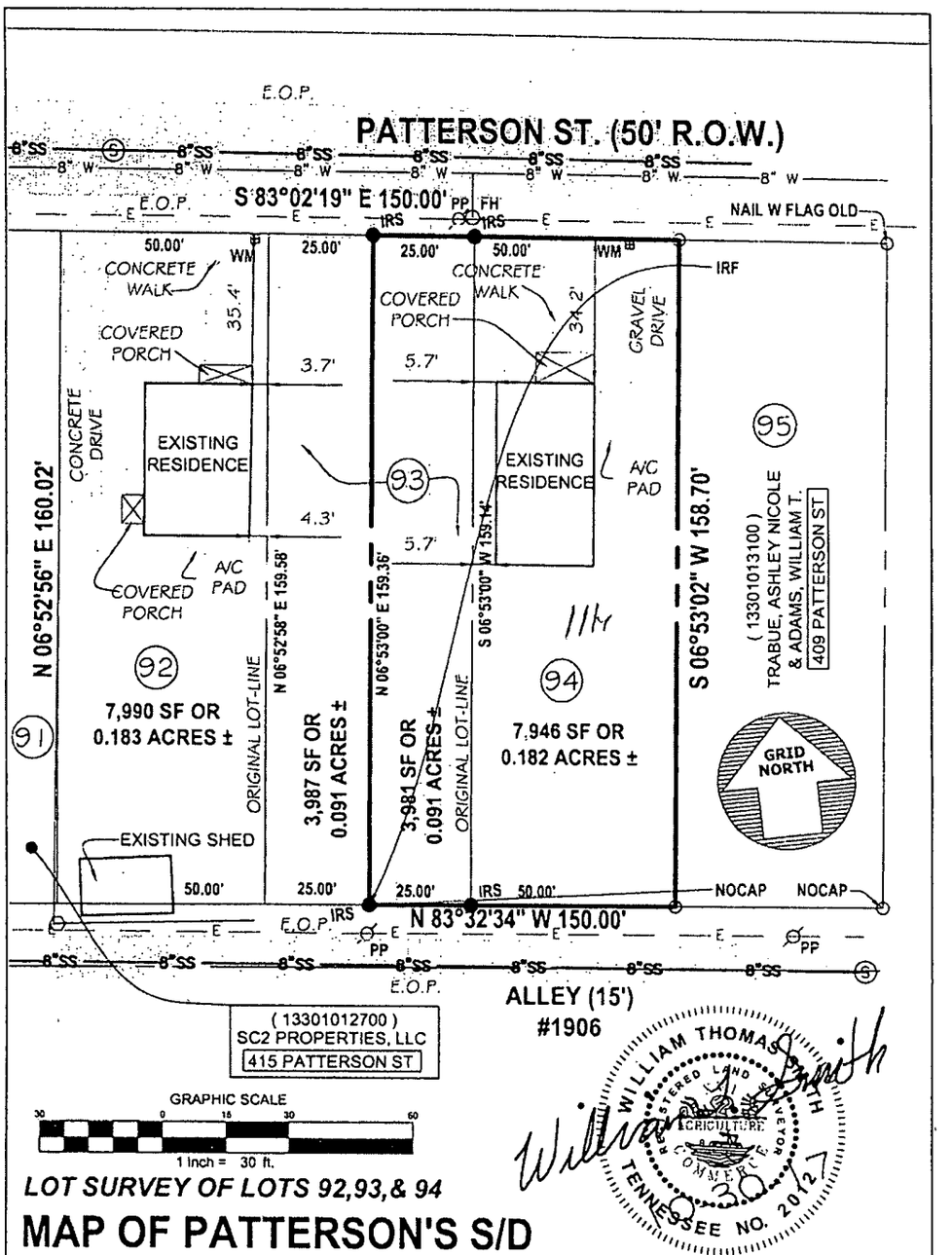
Witness my hand and official seal at Nashville, Tennessee, this 30th day of **January, 2018.**

_____
Notary Public

My Commission Expires: May 03, 2021

NORA EL-CHAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"



WILLIAM THOMAS SMITH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2012

LOT SURVEY OF LOTS 92,93,& 94

MAP OF PATTERSON'S S/D OF MAPLEHILL

PB.332, PG. 75 R.O.D.C.,TN.

411 & 413 PATTERSON STREET
NASHVILLE, TENNESSEE 37211
Zoning: RS7.5
Metro Tax ID: (13301012800) & (13301013000) Date: 08-01-17

SURVEYOR'S CERTIFICATE:

I hereby certify that using the latest deeds and other information; that there are no encroachments or projections other than those shown hereon; and that this survey meets or exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

WILLIAM T. SMITH, TN RLS # 2012

Prepared By:
W.T. Smith - Land Surveying
1004 Hickory Hill Lane - suite #10 Hermitage, TN
Phone: 615-712-6693 Email: tommy@wtsmithsurvey.com

W.T. SMITH - LAND SURVEYING

1004 Hickory Hill Lane - Suite #10
Hermitage, Tn. 37076

EASTERLY ½ LOT 93

A parcel of land situated in the 16th Council District of Nashville Davidson County Tn. known as the Easterly ½ of Lot 93 as shown on the Map of Patterson's Subdivision of Maplehill of record in Plat Book 332, Page 75 R.O.D.C., Tn. and according to a survey made by W.T. Smith Land Surveying dated August 1st 2017, is more particularly described as follows:

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