WARRANTY DEED

Bill Garrett Davidson County
Batch# 77307 DEEDWARR
04/09/2018 10:59:17 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20180409-0033168

M-SC-18-0434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANGELA WESTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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)
Allen Perry	**New Owner**	
(NAME) 1725 Stokes Lane	(NAME) Same	** 133-01-0-095.00 P/O 133-01-0-094.00
(ADDRESS) Nashville TN 37215	(ADDRESS)	EACH LOT TO BE SEPERATE TAX PARCEL
(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, **SC2 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLEN PERRY, MARRIED,** 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. 54 and Lot No. 55 on the Plan of Patterson's Subdivision of Maple Hill, as of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same propety conveyed to SC2 Properties, LLC, a Texas limited liability company, dated September 23, 2016 of record in Instrument No. 20160928-0102336, Register's Office for Davidson County, Tennessee. (Easterly 27-1/2 feet of Lot 54)

Being the same property conveyed to SC2 Properties, LLC by Quitclaim Deed from Shawn B. Collins recorded simultaneously hereiwth in Instrument No. 20180409-0033167, Register's Office for Davidson County, Tennessee. (Westerly 22-1/2 feet of Lot 54 and all of Lot 55)

** It is the express intent of this Warranty Deed to convey all of said Lots 54 and 55 as two lots as originally established and shown on the above-referenced plat.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 332, Page 75, 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: **434 and Part of 428 Patterson Street, 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 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 5th DAY OF APRIL, 2018.

SC2 Properties, LLC, a Texas limited liability company

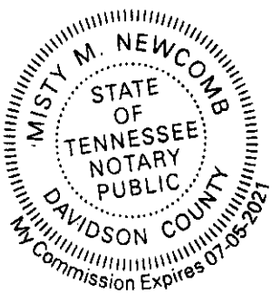
BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT of SC2 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of April, 2018.

_____
Notary Public
My Commission Expires: 7/5/21
(SEAL)



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