WARRANTY DEED

NORA EL-CA ER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$312,500.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2018.

Notary Public

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

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MT Rental Properties, LLC, a Tennessee limited liability company	New owner	**Map 147-04-0 Parcel 106.00**
4717 Humber Drive	1617 21st Ave N.	Bill Garrett Davidson County Batch# 80286 **DEEDWARR** 04/12/2018 02:42:23 PM 2 pgs Fees: $13.00 Taxes: $1,156.25
Nashville, TN 37211	Nashville TN 37208	20180412-0034622

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

MT Rental Properties, 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 Lot No. 1 on the Plan of E. F. Hagewood, Sr., Home Tract, of record in Book 4175, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SC2 Properties, LLC, a Texas limited liability company, by Deed dated March 15, 2017 from Otto Torndahl and Lucy Torndahl, of record in Instrument No. 20170329-0030382, 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 4175, Page 29, 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 (__X__) Unimproved (____) property, known as **4717 Humber Drive, Nashville, Tennessee 37211**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-18-477

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 **9th** day of **April, 2018.**

SC2 Properties, LLC, a Texas limited liability company

By: _____
Cleveland Bain, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Cleveland Bain**, 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 Authorized Agent of the **SC2 Properties, LLC, a Texas limited liability company**, within named bargainor, a limited liability company, and that he as such Authorized Agent, 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 as such Member.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **April, 2018.**

(seal)

NORA EL-CHAMER
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: May 05, 2021