Bill Garrett Davidson County
Batch# 120422 DEEDWARR
07/25/2018 09:21:16 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20180725-0072368

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D18-0431

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Lauren Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 19, 2018

Notary Public
Commission Expires: _____

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
M Squared, LLC 2013 Warden Drive Nashville, TN 37216	New Owner	073-05-0-220.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Southern Ground Builders, LLC and Richard M. Scudder, as tenants in common, each owning an undivided 50% interest
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
M Squared, LLC
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. 2, on the Minor Plat Addition No. 3, Riverwood Heights, as record in Instrument No. 20171013-0105218, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Southern Ground Builders, LLC, and Richard M. Scudder, a married man, as tenants in common, each owning an undivided 50% Interest by Quitclaim deed from William R. Hudson, a married man and Richard M. Scudder, a married man of record in Instrument No. 20171227-0130966 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

2013 Warden Drive, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 19, 2018.

Southern Ground Builders LLC, a Limited Liability Company

By: _____
Matthew A. Jenkins, Managing Member

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Matthew A.Jenkins, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of Southern Ground Builders, LLC, the within named bargainor, a corporation, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and official seal at office this 19th day of July, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-29-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Dated this the July 19, 2018.

Richard M. Scudder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Scudder** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 19th day of July, 2018.

Notary Public
My Commission Expires: July 6 2020

(Notary Seal)

ROBERT E. FUQUA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON