Davidson County DEEDWARR
Recvd: 06/20/08 15:06 2 pgs
Fees:13.00 Taxes:758.50

20080620-0063855

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, This 17th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LAFEVOR DAVIDSON COUNTY, TN

O-BT-07-1811

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana L. Smith	Dana L. Smith	
1811 Primrose	5290 Hickory Ridge Road	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Lebanon TN 37087	117-4-373.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we C & A FINANCIAL, LLC, A TENNESSE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA L. SMITH, hereinafter called the Grantee(s), their heirs 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. 21, BLOCK B ON THE PLAN OF BELMONT TERRACE ANNEX NO. 4, AS OF RECORD IN BOOK 974, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 21 FRONTS 95 FEET ON THE SOUTHWESTERLY SIDE OF PRIMROSE AVENUE AND EXTENDS BACK 176.4 FEET ON THE SOUTHEASTERLY LINE AND 194.5 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 85 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO C AND A FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM WILLIAM A. BAKER, II, TRUSTEE OF THE H. LANDOR LAND TRUST RECORDED AUGUST 23, 2007 IN INSTRUMENT NO. 20070823-0101131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO C AND A FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM WILLIAM A. BAKER, II, TRUSTEE OF THE H. LANDOR LAND TRUST RECORDED AUGUST 23, 2007 IN INSTRUMENT NO. 20070823-0101131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1811 Primrose, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 17th day of June, 2008.

C & A Financial, LLC, a Tennesse Limited Liability

By: _____
William A. Baker, II
Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of June, 2008, before me personally appeared William A. Baker, II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of C & A Financial, LLC, a Tennesse Limited Liability Company, the within named bargainor, a corporation, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of June, 2008.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO:
Ryan Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903