# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090036315 DEEDWARR
Recvd: 06/02/09 13:14 2 pgs
Fees:13.00 Taxes:37.00
20090602-0050668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

CAROL L. MCARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Jul 25 2012

Notary Public

MY COMMISSION EXPIRES: July 25 2012

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| C & D Rental Properties, LLC | Same As New Owner | 081-15-214.00 |
| (NAME) | (NAME) | |
| 709 S. Summerfield Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **William Johnson, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D Rental Properties, LLC, a limited liability company** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the easterly 42 feet of Lot No. 377 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said Davidson County, Tennessee.

Said part of Lot No. 377 fronts 42 feet on the northerly side of Cockrill Street and runs back between parallel lines with the westerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to William Johnson and wife, Bertha Johnson by Deed from Brack Howse and wife, Mattie L. Howse, dated August 20, 1992, as of record in Book 8862, page 337, Register's Office for Davidson County, Tennessee. The said Bertha Johnson having since died and subject property being vested in William johnson as surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1606 Cockrill Street, Nashville, TN 37208

(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 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 my hand this 29th day of May, 2009.

William Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2009.

Notary Public

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012