WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/09 16:11 3 pgs
Fees:18.00 Taxes:157.25
20091007-0093510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY A. HUEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

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
Jonathan Jones	New Owner	082-03 170.00
(NAME)	(NAME)	
709 Summerfield Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 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, We, **C & D Rental Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Jones and wife, Whitney Jones**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 34 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Said Lot No. 34 fronts 50 feet on the westerly side of Stockell Street, and runs back between parallel lines, 178 feet, more or less, to an alley and is occupied by a five room frame cottage known by City No. 1010 Stockell Street.

Being the same property conveyed to C & D Properties, LLC, a Tennessee limited liability company by Warranty Deed from Larry C. Holland, as of record in Instrument No. 20090925-0089422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Book 332, page 40; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1010 Stockell Street, Nashville, TN 37207

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 7th day of October, 2009.

C & D Rental Properties, LLC
By: Clarence Summey, Chief Manager

C & D Rental Properties, LLC
By: David Hicks, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey and David Hicks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be the Chief Manager and Secretary of C & D Rental Properties, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Clarence Summey and David Hicks as such Chief Manager and Secretary.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of October, 2009.

Notary Public

My Commission Expires: 1-10-10

MELANIE D. DURARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

Certificate of Authenticity

I, **G. Miller Hogan, II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 7th day of October, 2009.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My commission expires MAY 2, 2011

MY COMMISSION EXPIRES: May 2, 2011