WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100013350 DEEDWARR
Recvd: 03/05/10 12:37 2 pgs
Fees:13.00 Taxes:25.90
20100305-0017204

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE SUSAN DUPE

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	092-05-124.00
(NAME)	(NAME)	
709 S. 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, I, **Columbus Lewis Jr., unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D Rental Properties, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and described as follows:

Being a part of the easterly half of Lot No. 42 on the Map of Midway as of record in record in Book 421, page 11, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning on the west margin of Killarney Street, now 33rd Avenue, North, 100 feet north of the intersection of Clare Street; thence with the westerly margin of 33rd Avenue, North 50 feet to a point; thence at right angles westerly 150 feet to an alley; thence in a southerly direction with the easterly margin of said alley, 50 feet to a point; thence at right angles easterly 150 feet to the beginning point on 33rd Avenue North.

Being the same property conveyed to Columbus Lewis (aka Columbus Lewis Sr.) by Deed from Frankie Lewis, George Lewis, Tom Lewis Jr., Herman Lewis, Robert Lewis and Fannie Lewis Jackson, heirs of Tom Lewis, Sr., dated December 1, 1949, as of record in Book 1786, page 550, Register's Office for Davidson County, Tennessee. The said Columbus Lewis Sr. having since died. AND Being the same property conveyed to Columbus Lewis, Jr. by Executor's Quitclaim Deed from Carlos B. Lewis as executor of the Estate of Columbus Lewis, Sr.

This conveyance is subject to the following: Davidson County Taxes for the year 2010, 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 421, page 11; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 929 33rd Avenue North, Nashville, TN 37209
(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 3rd day of March, 2010.

Columbus Lewis Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Columbus Lewis Jr., 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 3rd day of March, 2010.

Notary Public

My Commission Expires: 12-06-2011

