WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16251

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley W Richmond	SunTrust Bank	15610000300
(NAME)	(NAME)	
7909 Highway 100	401 Commerce Street #600	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37219	
(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, C2 Construction LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley W Richmond and wife, Anna K Richmond, 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. 3 on the Plan of Harpeth River Estates Section I of record in Plat Book 4460, Page 188, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to C2 Construction LLC, by deed of record in Instrument No. 20090204-0009402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7909 Highway 100, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20110025584 DEEDWARR
Recvd: 05/02/11 10:23 2 pgs
Fees:13.00 Taxes:1442.63
20110502-0033210

Witness my hand this 21st day of April, 2011.

C2 Construction LLC

By: _____

C2 Construction LLC

C2 Construction LLC

By: _____ Secretary

C2 Construction LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Scott Caron and Jeff Checko with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager and Secretary of C 2 Construction, LLC and that he/she/they as such Chief Manager and Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of C 2 Construction, LLC by himself as chief Manager and Secretary.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2011.

Commission expires:

Kasey Ketchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public