# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DVAIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Box 13
#16762

**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 |
|---|---|---|
| John Remington Ford | John Remington Ford | 16213015100 |
| (NAME) | (NAME) | |
| 313 Cedarview Drive | 313 Cedarview Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (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 John Remington Ford unmarried, 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. 20 on the Plan of Dreamland Estates, Southeast Section I, of record in Plat Book 5200, Page 646, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 20 fronts 70.15 feet on the southerly margin of Cedarview Drive and extends back 128 feet on the westerly line and 142.9 feet on the easterly line to a dead line in the rear measuring 79.02 feet thereon.

Being the same property conveyed to C2 Constructions, LLC, by deed of record in Instrument No. 20111018-0080779, 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 313 Cedarview Drive, Nashville, TN 37211

(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:T20120002599 DEEDWARR
Recvd: 01/11/12 13:09 2 pgs
Fees:13.00 Taxes:453.25
20120111-0002949

Witness my hand this 6th day of January, 2012.

C2 Construction, LLC

By: _____

C2 Construction, LLC

C2 Construction, LLC

By: _____ Secretary

C2 Construction, LLC

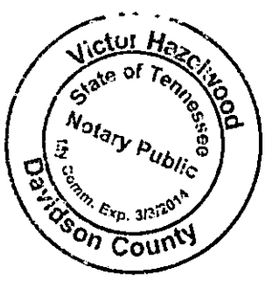
STATE OF TENNESSEE

COUNTY OF DVAIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Jeff Checko and Scott Caron with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself/themselves to be the Secretary and Chief Manager of C2 Construction, LLC and that he/she/they as such Secretary and Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself/themselves as Secretary and Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 6th day of January, 2012.

Commission expires:




_____

Notary Public