THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**.

Affiant

Sworn to and subscribed before me this 29 day of Oct., 2013.

NOTARY PUBLIC

My Commission Expires: 2/6/15

Davidson County DEEDWARR
Recvd: 10/30/13 13:30 3 pgs
Fees:18.00 Taxes:296.00
**20131030-0112739**

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **C & D Rental Properties, L** | Same | 08111050700 |
| 3224 Baker Lane | | |
| Franklin, TN 37064-6254 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **C & D Rental Properties, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the southerly part of Lot No. 200 on the Plan of McGavock's Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 200 fronts 170 feet on the easterly margin of Fourteenth Avenue, North, and extends back between parallel lines 170 feet to t line in the rear.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, and to Talton Williams and wife, Araminta Williams by deed from J. D. Burnette and wife, Carrie D. Burnette, of record in Book 6133, page 984, said register's Office, the said Talton Williams and Araminta Williams having conveyed their interest in said property to Johnny Burroughs and wife, Linda Burroughs by deed of record in Book 8658, page 63, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1628 14th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 24th day of October, 2013.

**JOHNNY BURROUGHS**

**LINDA BURROUGHS**
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Johnny Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

On this 24th day of October, 2013, before me personally appeared **Johnny Burroughs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

Witness my hand and official seal this 24 day of October, 2013.

NOTARY PUBLIC

My Commission Expires 5-20-14.

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

