**NEW OWNER:**

C&G Holdings, LLC
6002 Landmark Place
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 13-1302

**Map 043**
**Group 10-0-B**
**Parcel 076.00CO**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140002826 DEEDWARR
Recvd: 01/14/14 09:08 3 pgs
Fees:18.00 Taxes:107.30
20140114-0003499

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty-Nine Thousand and 00/100 Dollars ($29,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **F&M REAL ESTATE TRANSFER CORPORATION** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **C&G HOLDINGS, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**The following described real estate situated in Davidson County, Tennessee, to-wit:**

**Being Unit No. D-76, Phase Two Madison Park Condominiums, as shown in the Master Deed of record in Book 55462, Page 614, corrected in Book 5608, Page 551, and amened in Book 8014, Page 416, (deed of record in Book 10042, Page 854 erroneously refers to plan of record in Book 5414, Page 743), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.**

**BEING the same property conveyed to F&M Real Estate Transfer Corporation, by Foreclosure Deed from Jonathan R. Vinson, Trustee, dated May 24, 2013, and of record Instrument No. 20130605-0056774, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 555 N. Dupont Avenue D-76, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 2 day of **January, 2014**.

F&M REAL ESTATE TRANSFER CORPORATION

By: Norman D. Ellis, Jr., Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Norman D. Ellis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Senior Vice President of, F&M REAL ESTATE TRANSFER CORPORATION the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 2 day of **January, 2014**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ **29,000.00** .

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 2nd day of **January, 2014.**

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17