WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095420 DEEDWARR
Recvd: 12/22/14 08:20 2 pgs
Fees:13.00 Taxes:340.40
20141222-0116613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Clayton B. Magness	New Owner	092-04-0-250.00
(NAME)	(NAME)	
3607 Bellwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **C & D Rental Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton B. Magness**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Map of Johnson Bransford's Subdivision of part of Lot No. 150 of Judge John McNairy's Mansion House Tract, as of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 33 feet on the easterly side of Morrison Street, and runs back between lines 138 feet, more or less, to an alley in the rear, on which is measures 33 feet.

Being a portion of the property conveyed to AEC Investment, Inc., by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated July 13, 1999, of record in Book 11613, page 735, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by Quitclaim Deed from AEC Investment, Inc., recorded February 3, 2006, of record in Instrument No. 20060203-0013669, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to C & D Rental Properties, LLC, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated October 29, 2013, of record in Instrument No. 20131030-0112738, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 161, page 146, Restrictions of record in Book 9183, page 130; Book 11625, page 280 and Instrument No. 20020425-0051069, Taxes and assessments for the year 2015 and subsequent years, not yet due and payable; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 910 Morrison Street, Nashville, TN 37208
(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 19th day of December, 2014.

C & D Rental Properties, LLC

By: Sec

David Hicks
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **David Hicks**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Secretary of C & D Rental Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of C & D Rental Properties, LLC, a Tennessee limited liability company by **David Hicks** as such Secretary.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of December, 2014.

Notary Public

My Commission Expires:

MISTY M THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015