WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150051729 DEEDWARR
Recvd: 06/29/15 08:44 2 pgs
Fees: 13.00 Taxes: 832.50

20150629-0061975

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Lawver	New owner	081-12-288.00
(NAME)	(NAME)	
1719 Hillsdale Ave		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95124		
(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, **C & D Rental Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Lawver,** 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. 257 on the Map of McGavock's Addition to Nashville, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to C & D Rental Properties, LLC, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 14, 2010, of record in Instrument No. 20100602-0042235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 23; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1513 10th Avenue N, 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/our hands this 18th day of June, 2015.

C & D RENTAL PROPERTIES, LLC

By: Misty M. Thompson
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Misty M. Thompson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of C & D Rental Properties, LLC, a Tennessee limited liability company, and that she as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 18th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 21010

