WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONIYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

BILL GARRETT, Davidson County
Trans:T20150064859 DEEDWARR
Recvd: 08/05/15 12:26 2 pgs
Fees:13.00 Taxes:1350.50
20150805-0077871

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & E, LLC	C & E, LLC	118-13-0
(NAME)	(NAME)	(MAP)
3636 Mayflower Pl.	9028 Mayfield Ct.	214.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kathryn C. Ramsey**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **C & E, LLC**, a Tennessee limited liability company, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Green Acres Subdivision of record in Plat Book 1424, Page 21, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen C. Ramsey and wife, Kathryn C. Ramsey by warranty deed from Alexander S. Caldwell, Jane C. Harrub, Mary Dake Cowan and Harold P. Caldwell, Jr. of record in Book 5187, page 736, Register's Office for Davidson County, Tennessee, dated 08/09/1977 and recorded on 08/23/1977. (Value or consideration shown in aforementioned deed $45,000.00.)

The said Stephen C. Ramsey having since died leaving Kathryn C. Ramsey as surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 3636 Mayflower Pl., Nashville, Tennessee 37204.

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30th day of July, 2015.

Kathryn C. Ramsey

Kathryn C. Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathryn C. Ramsey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of July, 2015.

Notary Public

My Commission Expires: 1/9/2016

