Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this 29th day of October, 2015. Notary Public My commission expires:_____

NOTARY PUBLIC STATE OF TENNESSEE ALICIA R. HAMILTON WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150093080 DEEDWARR
Recvd: 11/02/15 11:27 2 pgs
Fees:13.00 Taxes:3700.00
20151102-0111229

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cedar Creek Rentals, LLC	**New Owner**	**059-08-0-021.00; 059-08-0-048.00; 059-08-0-044.00; 059-08-0-006.00, 059-08-0-022.00, 059-08-0-047.00, 059-08-0-045.00; 059-08-0-005.00, 059-08-0-023.00, 059-08-0-046.00, 059-08-0-024.00, 059-04-0-027.00, 059-04-0-011.00, 059-04-0-028.00; 059-04-0-012.00, 059-04-0-029.00, 059-04-0-013.00, 059-04-0-030.00, 059-04-0-014.00; 059-04-0-031.00**
305 Dandridge Dr.		
Franklin, TN 37067-8403		

FOR AND IN 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 ACKNOWLEDGE, WE,

Cedarcreek Homes Phase IV, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cedar Creek Rentals, LLC, a Tennessee limited partnership

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 Lots Nos. 120, 121, 136, 137, 138, 139, 140, 141, 142 and 143 on the Plan of Trinity Hills Village, Section Four, Third Addition, of record in Plat Book 5200, page 248, Register's Office for Davidson County, Tennessee, as amended and shown as Lots Nos. 120A, 120B, 121A, 121B, 136A, 136B, 137A, 137B., 138A, 138B, 139A, 139B, 140A, 140B, 141A, 141B, 142A, 142B, 143A and 143B on the Zone Lot Division of Lots Nos. 120-121 and Lots 136-143, Trinity Hills Village, Section Four, Third Addition, of record in Plat Book 6250, page 400, said Register's Office, to which plat reference is made for a more complete description.

Being the same property conveyed to Bill F. Cook, Carter A. Howard and Robert D. Moore, III, as equal tenants in common by Warranty Deed from CDT Properties, LTD, a limited partnership, of record in Book 6831, Page 597, dated April 16, 1986, Register's Office for Davidson County, Tennessee. Carter A. Howard and Robert D. Moore, III further conveyed their interest in said property by Quitclaim Deed to Bill F. Cook, of record in Book 7987, Page 328, dated November 16, 1989. Bill F. Cook further conveyed his interest in said property by Quitclaim Deed to Carter A. Howard and Robert D. Moore, III, of record in Instrument No. 20050111-0004175, dated December 23, 2004, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Cedarcreek

Homes Phase IV, a Tennessee general partnership by Quitclaim Deed from Carter A. Howard and Robert D. Moore, III, of record in Instrument No. 20151102-0111228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 400, amending Book 5200, Page 248, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6253, Page 254, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2808-2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, and 2838 Vista Lane, Nashville, TN.

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 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 hand(s) this 29th day of October, 2015.

Cedarcreek Homes Phase IV

Carter A. Howard, G.P.
By: Carter A. Howard, Partner

Robert D. Moore, III
By: Robert D. Moore, III, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Carter A. Howard and Robert D. Moore, III, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the sole partners of Cedarcreek Homes Phase IV, a Tennessee general partnership, and are authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of October, 2015.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2019

Notary Public

My Commission Expires:

File #: **150499JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027