WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105495 DEEDWARR
Recvd: 12/14/15 15:08 2 pgs
Fees:13.00 Taxes:365.93

20151214-0125652

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-22-2019

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
Servio Arias	Servio Arias	081-10 357.00
(NAME)	(NAME)	
32 Cleveland Avenue	32 Cleveland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Servio Arias and Chris Munday, as tenants in common,** 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. 122 on the Map of S.A. Champion's Subdivision, as of record in Book 161, page 132, Register's Office for said County. Said Lot No. 122 fronts 50 feet on the east side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property that was conveyed to C & D Rental Properties, LLC, by Warranty Deed from Mary Gardner Ray, an unmarried woman, dated October 15, 2010, of record in Instrument No. 20101020-0083803, 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 Grantor; all matters appearing on the Plan of record in Plat Book 161, page 132; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1620 23rd Ave. North, 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 10th day of December, 2015.

C & D RENTAL PROPERTIES, LLC

By: David J. Hicks
Its: Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, David J. Hicks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of C & D Rental Properties, LLCa Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of December, 2015.

Notary Public
My Commission Expires:

File No.: 22099

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-23-2019