BILL GARRETT, Davidson County
Trans:T20160018909 DEEDWARR
Recvd: 03/08/16 11:56 2 pgs
Fees:13.00 Taxes:333.00
20160308-0022132

Recad & Return To:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1158

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C&C Residential Properties, Inc., 12970 Pandora Dr.,#115 Dallas, TX 75238	New owner	006 00 0 112.00

STATE OF TEXAS
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

C. M ...
Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 4th day of March, 2016.

Deb Bissell
Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Kenneth Wilson and wife Sandra Wilson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C&C Residential Properties, Inc.,, a Texas Corporation,** 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:

Being a certain tract or parcel of land situated in the Second Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin (set), said pin being the northwest corner of the herein described tract and a corner to the remainder of the Meadors property, also being in the south right of way of U.S. Highway 41; thence with the south right of way to U.S. Highway 41, South 24 degrees 42 minutes 00 seconds East 297.78 feet to an iron pin (set); thence with said right of way North 65 degrees 18 minutes 00 seconds 5 feet to an iron pin (set); thence with said right of way South 24 degrees 42 minutes 00 seconds East 108.68 feet to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadors property South 65 degrees 31 minutes 43 seconds West 264.22 feet to an iron pin (set), said pin being a corner to Meadors and in the north margin of a 50 foot easement, 25 feet from centerline of an existing drive; thence along the North margin of said easement and 25 feet from centerline of said drive, North 11 degrees 35 minutes 17 seconds West 25.91 feet to an iron pin (set); thence North 24 degrees 31 minutes 08 seconds West 241.24 feet to an iron pin (set); thence North 20 degrees 27 minutes 36 seconds West 73.99 feet to an iron pin (set); thence North 05 degrees 38 minutes 21 seconds West 24.45 feet to an iron pin (set); thence North 22 degrees 12 minutes 02 seconds East 21.35 feet to an iron pin (set); thence North 50 degrees 10 minutes 47 seconds East 12.28 feet to an iron pin (set); thence North 52 degrees16 minutes 47 seconds East 131.30 feet to an iron pin (set); then North 68 degrees 56 minutes 52 seconds East 83.93 feet to the point of beginning and containing 2.31 acres according to a survey by Johnson and Dillehay Land Surveying, dated August 28, 1985.

Being the same property conveyed to Kenneth Wilson and wife, Sandra Wilson by Quitclaim Deed from Angela M. Wilson, dated November 3, 2010, recorded November 9, 2010, of record in Instrument No. 20101109-0089983, Register's Office for Davidson County, Tennessee.

**NOTE: Legal description was corrected to the original survey and description in Book 6793, page 941, RODCTN, due to minor Scrivener Errors.

This is ☒ Improved OR ☐ Unimproved property located at: **1832 Springfield Highway, Goodlettsville, TN 37072**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **4th** day of **March, 2016.**

GRANTOR(S)

✓ _____ ✓ _____

Kenneth Wilson Sandra WIlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth Wilson and Sandra WIlson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **4th** day of **March, 2016.**

_____

Notary Public
My Commission Expires:

