WARRANTY DEED

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,950.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2016.

CRENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

R Walters
Notary Public

MY COMMISSION EXPIRES: ★ 8/7/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigale Pent	Churchill Mortgage	103-16-0D-103.00-CO
(NAME)	(NAME)	
3909 Whitland Avenue, #103	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C&S RE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ABIGALE PENT, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 103, on the Plan of Lancaster Condominiums, as shown by Plat appearing of record in Plat Book 5200, page 460, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Together with an undivided interest in the common elements of The Lancaster Homeowner's Association, as described in the Master Deed of record in Book 5963, Page 441, et seq., said Register's Office.

Being the same property conveyed to C&S RE, LLC, TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAVID M. BARNES AND WIFE, WHITNEY K. BARNES, of record in Instrument No. 20130403-0032742, dated April 2, 2013, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Lancaster Condominiums, as shown by Plat appearing of record in Plat Book 5200, page 460, Register's Office for said County; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160020183 DEEDWARR
Recvd: 03/11/16 12:34 2 pgs
Fees:13.00 Taxes:739.82
20160311-0023497

unimproved ☐

This is improved ☒ property, known as 3909 Whitland Avenue, #103, Nashville, TN 37205

(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 our hands this 9th day of March, 2016.

C&S RE, LLC

By: Daryl Philip Collins, Jr.
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Daryl Philip Collins, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of C&S RE, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of C&S RE, LLC, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 9th day of March, 2016.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/4/18