Record & Return to:
**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1159

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| C&C Residential Properties, Inc.<br><br>12970 Pandora Dr.,#115<br>Dallas, TX 75238 | New Owner | 87-2-73.00 |

BILL GARRETT, Davidson County
Trans:T20160021952 DEEDWARR
Recvd: 03/17/16 12:31 2 pgs
Fees:13.00 Taxes:595.70
20160317-0025424

STATE OF TEXAS
COUNTY OF Dallas
The actual consideration or value, whichever is greater, for this transfer is $161,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2016.

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

Notary Public

My Commission Expires: 4-12-18
(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 **Kevin K. Sullivan, joined by Donna Sullivan, his wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of New Hope Meadows, Phase I, First Revision, as of record in Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin K. Sullivan by Quitclaim Deed from Laura M. Deer, a single person and Kevin K. Sullivan, a married person, dated June 11, 2014, recorded June 17, 2014, of record in Instrument No. 20140617-0052887, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Kevin Sullivan and Laura Deer by Warranty Deed from Joanne M. Duke, unmarried, dated July 17, 2006, recorded July 19, 2006, of record in Instrument No. 20060719-0087062, said Register's Office.

Donna Sullivan joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **4217 New Hope Meadow Road, Goodlettsville, TN 37076**

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 **11th** day of **March, 2016.**

**GRANTOR(S)**

Kevin K. Sullivan

Donna SUllivan

**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 **Kevin K. Sullivan and Donna Sullivan** 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 11 day of **March, 2016.**

Notary Public
My Commission Expires:

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