BILL GARRETT, Davidson County
Trans:T20160036990 DEEDWARR
Recvd: 05/04/16 10:10 2 pgs
Fees:13.00 Taxes:777.00
20160504-0043909

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1582

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keith Hinkebein Mary Hinkebein 4217 New Hope Meadow Road Hermitage, TN 37076	Owner	87-2-73.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**

Affiant

Subscribed and sworn to before me, this the 2 day of May, 2016.

Notary Public

My Commission Expires: 8/21/17
(Affix Seal)

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, **C&C Residential Properties, Inc., a Texas Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keith Hinkebein and Mary Hinkebein, husband and wife,** 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 C&C Residential Properties, Inc., a Texas corporation by Warranty Deed from Kevin K. Sullivan, joined by Donna Sullivan, his wife, dated March 11, 2016, recorded March 17, 2016, of record in Instrument No. 20160317-0025424, Register's Office for Davidson County, Tennessee, and further, 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, said Register's Office, 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.

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

***This Instrument is to also correct scriveners error as to city for said property address erroneously stated as Goodlettsville, TN, in Instrument No. 20160317-0025424 and to hereby be correctly stated as Hermitage, TN ***

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

GRANTOR paying its prorated share thereof to GRANTEE 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.

WITNESS our hands on the 29 day of April, 2016.

C&C Residential Properties, Inc.

By: _____
Charles E. Carrier, President

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles E. Carrier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **President** of **C&C Residential Properties, Inc.**, the within named bargainor, a Corporation, and that he/she as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as **President**.

Witness my hand and Official Seal this the 29th day of April, 2016.

_____
Notary Public
My Commission Expires:

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