Record & return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1489

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	091-10-66.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant-

Subscribed and sworn to before me, this the 23 day of May, 2016.

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20160044118 DEEDWARR
Recvd: 05/25/16 13:56 2 pgs
Fees:13.00 Taxes:388.50
20160525-0052668

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 **Dorothy May Hows,** 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 87, URBANDALE, SECTION ONE, as shown on plat of record in Plat Book 1835, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dorothy May Hows by Warranty Deed from Floyd A. Batey, Sr. and wife, Mary Ann Batey, recorded on the 12th day of June, 1984 in Deed Book 6314, Page 162, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5512 Winn Avenue, Nashville, TN 37209-** The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

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 their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of **May, 2016.**

GRANTOR(S)

Dorothy Sullivan

Dorothy Sullivan, formerly known as Dorothy May Hows

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 **Dorothy Sullivan, formerly known as Dorothy May Hows** 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 23 day of **May, 2016.**

Deborah L. Bissell

Notary Public
My Commission Expires: 4-28-19

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