Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1800

BILL GARRETT, Davidson County
Trans:T20160054441 DEEDWARR
Recvd: 06/27/16 09:33 2 pgs
Fees:13.00 Taxes:231.25
20160627-0065128

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	34-14-41.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2016.

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 **Delores D. Ladd, an unmarried individual and James A. Munden, Jr., an unmarried individual, as tenants in common with rights of survivorship.,** 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. 67 on the Plan of Stanley Heights, as of record in Book 3300, page 74, 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 Delores D. Ladd, an unmarried woman and James A. Munden, Jr., an unmarried man, as tenants in common with right of survivorship by Quitclaim Deed from Delores D. Ladd, an unmarried woman, dated April 6, 2015, recorded April 9, 2015, of record in Instrument No. 20150409-0031060, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Delores D. Ladd, a single woman by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated January 5, 2010, recorded February 16, 2010, of record in Instrument No. 20100216-0011563, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **328 Dinwiddie Drive, Madison, TN 37115**

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 **24th** day of **June, 2016.**

GRANTOR(S)

Delores D. Ladd

James A. Munden, Jr.

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 **Delores D. Ladd and James A. Munden, Jr.** 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 **24th** day of **June, 2016.**

Notary Public
My Commission Expires:

4-28-19

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