BILL GARRETT, Davidson County
Trans:T20160055139 DEEDWARR
Recvd: 06/28/16 14:54 2 pgs
Fees:13.00 Taxes:453.25
20160628-0066007

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1596

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Takunda Matose<br><br>1832 Springfield Highway<br>Goodlettsville, TN 37072 | Takunda Matose<br>1832 Springfield Hwy<br>Goodlettsville TN 37072 | 006-112.00 |

STATE OF North Carolina
COUNTY OF Mecklenburg
The actual consideration or value, whichever is greater, for this transfer is $122,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2016.

Notary Public

My Commission Expires: July 22, 2018
(Affix Seal)

JOSH J COSTNER
Notary Public
Cabarrus County
My Commission Expires
07/22/2018
NORTH CAROLINA

# 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 **Takunda Matose,** 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:

Being a certain tract or parcel of land situated in the Second Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an iron pin (set), said pin being the Northwest corner of the herein described tract and a corner to the remainder of the Meadors property, also being in the South right of way of U.S. Highway 41; thence with the South right of way to U.S. Highway 41, South 24 degrees 42 minutes 00 seconds East 297.78 feet to an iron pin (set); thence with said right of way North 65 degrees 18 minutes 00 seconds East 5 feet to an iron pin (set); thence with said right of way South 24 degrees 42 minutes 00 seconds East 108.68 feet to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadors property South 65 degrees 31 minutes 43 seconds West 264.22 feet to an iron pin (set), said pin being a corner to Meadors and in the North margin of a 50 foot easement, 25 feet from centerline of an existing drive; thence along the North margin of said easement and 25 feet from centerline of said drive, North 11 degrees 35 minutes 17 seconds West 25.91 feet to an iron pin (set); thence North 24 degrees 31 minutes 08 seconds West 241.24 feet to an iron pin (set); thence North 20 degrees 27 minutes 36 seconds West 73.99 feet to an iron pin (set); thence North 05 degrees 38 minutes 21 seconds West 24.45 feet to an iron pin (set); thence North 22 degrees 12 minutes 02 seconds East 21.35 feet to an iron pin (set); thence North 50 degrees 10 minutes 47 seconds East 12.28 feet to an iron pin (set); thence North 52 degrees 16 minutes 47 seconds East 131.30 feet to an iron pin (set); then North 68 degrees 56 minutes 52 seconds East 83.93 feet to the point of beginning and containing 2.31 acres according to a survey by Johnson and Dillehay Land Surveying, dated August 28, 1985.

Being the same property conveyed by Warranty Deed from Kenneth Wilson and wife, Sandra Wilson to C&C Residential Properties, inc., a Texas Corporation as recorded on the 8th day of March, 2016 in Instrument No. 20160308-0022132; Quitclaim Deed from Angela M. Wilson to Kenneth Wilson and wife, Sandra Wilson as recorded on the 9th day of November, 2010 in Instrument No. 20101109-0089983 and Warranty Deed from Eric A. Kieffer and wife, Christina J. Kieffer to Angela M. Wilson, unmarried as recorded on the 12th day of March, 2007 in Instrument No. 20070312-0030169, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1832 Springfield Highway, Goodlettsville, TN 37072**

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 its 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.

WITNESS our hands on the 26 day of May, 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 Texas 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 Texas Corporation by him/herself as President.

Witness my hand and Official Seal this the 26 day of May, 2016.

_____
Notary Public
My Commission Expires: 4-12-18

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