BILL GARRETT, Davidson County
Trans:T20160056828 DEEDWARR
Recvd: 07/05/16 10:26 2 pgs
Fees:13.00 Taxes:333.00
20160705-0068246

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1898

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	043 13 0 114.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

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

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

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 **Jorge Aguilar and wife, Sandra Aguilar,** 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:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being the East 12.5 feet of Lot No. 7 and the West 25 feet of Lot No. 8 of Block D on the Map of the Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jorge Aguilar and wife, Sandra Aguilar by Warranty Deed from Cynthia Carlton, unmarried, recorded on the 30th day of September, 2005 in Instrument No. 20050930-0117764, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **428 Old Hickory Blvd, 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 **30th** day of **June, 2016.**

GRANTOR(S)

Jorge Aguilar

Sandra Aguilar

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 **Jorge Aguilar and Sandra Aguilar** 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 **30th** day of **June, 2016.**

Notary Public
My Commission Expires:

4-28-19

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