WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Reyna I Perez Cano	Highlands Residential Mortgage	15001013200
(NAME)	(NAME)	
2856 Rural Hill Circle	12001 N. Central Expressway, Suie 750	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT H&C, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reyna I Perez Cano, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT III:

LOT NO. 41 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, AS OF RECORD IN BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT BEING TRIANGULAR IN SHARE.

BEING THE SAME PROPERTY CONVEYED TO H & C, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM DOUG LAWRENCE AND WIFE, CAROLYN LAWRENCE, DATED APRIL 1, 2016, OF RECORD IN INSTRUMENT NO. 20160401-0031028, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DOUG LAWRENCE BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK MELLON OF RECORD IN INSTRUMENT 20150528-0049341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BANK OF NEW YORK MELLON FROM CTC REAL ESTATE SERVICES AS TRUSTEE FOR JOHN T. PATTON AND WIFE, ARLEEN B. PATTON BY SUBSTITUTE TRUSTEE'S DEED, DATED NOVEMBER 3, 2014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2856 RURAL HILL CIRCLE, NASHVILLE, TENNESSEE 37217.

Davidson County DEEDWARR
Recvd: 07/07/16 15:35 3 pgs
Fees:18.00 Taxes:1661.30
20160707-0069760

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2856 Rural Hill Circle Nashville TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 06/27/16.

H&C, LLC

Carolyn Lawrence Managing Member

Carolyn Lawrence, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Carolyn Lawrence, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of H&C, LLC, the within named bargainor, a limited liability company, and she as such Managing Member, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of H&C, LLC by herself as Managing Member.

Witness my hand and official seal at Nashville Tennessee, this 27 day of June, 2016.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018