Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0483-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of July, 2016

Notary Public
My Commission Expires: 2-20-18

BILL GARRETT, Davidson County
Trans:T20160061242 DEEDWARR
Recvd: 07/18/16 09:56 2 pgs
Fees:13.00 Taxes:666.00
20160718-0073325

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
C & A Housing, LLC. 137 Third Avenue N Franklin TN 37064	New Owner	Map/parcel: 072-12-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Mollie B. Condra, Unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C & A Housing, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being all of Lot No. 139 on the Map of Dalewood, Section II of record in Book 1835, page 6 in the Register's Office for Davidson County, Tennessee.

Said lot no. 139 fronts 82.0 feet on the easterly margin of Ridgecrest Drive and extends back 166.8 feet on the northerly side and 178.4 feet on the southerly line to a dead line in the rear, measuring 83.1 feet thereon.

Being the same property conveyed to Mollie B. Condra by Warranty Deed from Michael L. Swope, unmarried dated 05/26/1998 and recorded 5-27-98 in Book 10946, page 935 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2201 Ridgecrest Drive Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of July, 2016

Mollie B. Condra

Mollie B. Condra

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Mollie B. Condra with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2016

Annemarie Cain

Notary Public

My Commission Expires: 2.20.18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY