Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160061861 DEEDWARR
Recvd: 07/19/16 09:42 2 pgs
Fees: 13.00 Taxes: 610.50
20160719-0074017

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| C & C Residential Properties<br>20 Windham Hill<br>Mendon, NY 14506 | New Owner | 026-09-0-060.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina Parsons, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **C & C Residential Properties, Inc., a Texas Corporation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Goodletsville Heights Subdivision Section Number Two of record in Plat Book 1424, Page (s) 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tina R. Parson by Warranty deed from Ronald W. Laughland and wife, Julia H. Laughland of record in Instrument No. 20050502-0048155 Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 02, 2005.

This property is improved property known as **401 Moss Trail, Goodlettsville, TN, 37072-2001.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 120 and 121; (3) Restrictions of record in Book 1783, Page 35, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4468, Page 481; (5) Permanent Telecommunications Easement to Sprint Communications Company, L.P. of record in Instrument Number 20140114-0003779; All of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 15th day of July, 2016.

Tina R. Parsons

Michael David Parsons

Michael David Parsons, joins in this conveyance to convey any marital interest he has on the property described herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina R. Parsons and** Michael David Parsons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 15th day of July, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016074586