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 $107,000.00

Affiant

Subscribed and sworn to before me, this 18th 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: T20160064564 DEEDWARR
Recvd: 07/27/16 11:14 2 pgs
Fees: 13.00 Taxes: 395.90
20160727-0077278

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| C & C Residential Properties<br>7204 Belle Chasse Drive<br>Nashville, TN 37221-3308 | New Owner | 141-15-0A-032.00-CO |

## 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, **Larry D. Tacchi and wife, Penelope Tacchi,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **C & C Residential Properties, Inc.,** 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. 51 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 fronts 148.22 feet on the Northwesterly side of Belle Chasse Drive and runs back 195.15 feet on the Southwesterly line and 156.50 feet on the Northeasterly line to a line in the rear which measures 51.67 feet thereon.

Being the same property conveyed to Larry D. Tacchi and wife, Penelope F. Tacchi, Trustees of the Tacchi Family Trust, under the Memorandum of Trust of record in Book 11246, Page 551 by Quitclaim deed from Larry D. Tacchi and wife, Penelope F. Tacchi of record in Book 11246, page 553, Register's Office for Davidson County, Tennessee, dated December 09, 1998 and recorded on December 10, 1998. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 7204 Belle Chasse Drive Nashville, Tennessee 372213308.

This property is improved property known as 7204 Belle Chasse Drive, Nashville, TN, 37221-3308

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 18th day of July, 2016.

Larry D. Tacchi by Penelope F. Tacchi attorney in fact
Larry D. Tacchi by Penelope F. Tacchi his attorney in fact

Penelope F. Tacchi
Penelope F. Tacchi

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 **Penelope F. Tacchi** 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 Franklin, Tennessee, this the 18th day of July, 2016.

Erin Kirouac
Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

On July 15, 2016, before me personally appeared, Penelope F. Tacchi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry D. Tacchi, and who acknowledged that he executed the same as the free act and deed of Larry D. Tacchi.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of July, 2016.

Erin Kirouac
Notary Public

My Commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016074585