WARRANTY DEED

2016-556

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of November, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa Howard Smoot 1205 Highland Village Trace Birmingham, AL 35242	Freedom Mortgage Corporation 907 Pleasant Valley Avenue Suite 3 Mount Laurel NJ 08054	092.02-0-202.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C & D Rental Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa Howard Smoot, married**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2711 Alameda Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 124, Block 5 on the Map of Hefferman Place, sometimes known as Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Alameda Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to C&D Rental Properties, LLC from Johnny Burroughs and wife, Linda Burroughs by Warranty Deed dated October 29, 2013 and recorded October 30, 2013 in Instrument Number 201310300112737, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2711 Alameda Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160099155 DEEDWARR
Recvd: 11/09/16 10:48 2 pgs
Fees:13.00 Taxes:555.00

20161109-0118508

Witness my/our hand(s) this 8th day of November, 2016

C & D Rental Properties, LLC, By: David Hicks, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared David Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of C & D Rental Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the C & D Rental Properties, LLC, as Managing Member.

Witness my hand and seal this 8th day of November, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

