BILL GARRETT, Davidson County
Trans:T20160101254 DEEDWARR
Recvd: 11/16/16 11:49 2 pgs
Fees:13.00 Taxes:259.00
20161116-0120861

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016090030

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, is $70,000.00

Sworn to and subscribed before me this 9th day of November, 2016.

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Maruti Hospitality, Inc. 1309 Timber Valley Dr. Nashville, TN 37214	New Owner	150-09-0-223.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C&C Residential Properties, Inc. a Texas Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maruti Hospitality, Inc. a Tennessee Corporation** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7-B on the Plan of Zone Lot Division Lots 1 through 8, inclusive, 45, 46 and 47, Section 11-A, Cherry Hills of record in Plat Book 5200, Page 730, as revised in Book 6250, Page 133, and as amended in Book 6250, Page 233, 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 Charles W. Wrather, a married person by Warranty deed from B & C Rental Company of record in Book 7686, page 86, Register's Office for Davidson County, Tennessee, dated October 21, 1988 and recorded on October 25, 1988.

Being the same property conveyed to C&C Residential Properties, Inc., a Texas Corporation by Warranty deed from Charles W. Wrather, an unmarried individual of record in Instrument No. 20160725-0076157 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016.

This is improved property known as **3029 Mossdale Drive, Antioch, TN 37013-1354.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 9th day of November, 2016.

C&C Residential Properties, Inc., a Texas Corporation

BY:_____
Charles E. Carrier, President

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Charles E. Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of C&C Residential Properties, Inc. a Texas Corporation, the within named bargainor, a corporation, and that as such and being fully authorized, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, on this 9th day of November, 2016.

Maria Guzman
Notary Public

My Commission Expires: 4-12-18

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839