BILL GARRETT, Davidson County
Trans:T20160101430 DEEDWARR
Recvd: 11/16/16 15:10 2 pgs
Fees:13.00 Taxes:203.50
20161116-0121025

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160895TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
C&C Residential Properties, Inc.	C&C Residential Properties, Inc.	
12970 Pandora Dr., Ste 115 Dallas, Texas 75238	12970 Pandora Dr., Ste 115 Dallas, Texas 75238	80-12-67

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Holt and wife, Gwendolyn Reed Holt**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **C& C Residential Properties, Inc.** hereinafter called the Grantee, it's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 62 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.
Said Lot No. 62 fronts 51.99 feet on the southeasterly margin of Mexico Drive and runs back 107.28 feet on its southwesterly line and 127.35 feet on the northeasterly line, to a line in the rear on which it measures 71.06 feet thereon.

Being the same property conveyed to Michael L. Holt and Gwendolyn Holt, husband and wife, from Shamrock Holdings, Inc. by deed dated 11/08/2001, filed for record on 11/19/2001 in Instrument No. 20011119-0126704, Register's Office for Davidson County, Tennessee.

Being further conveyed to The Bank of New York Trust Company, NA, as Successor to JPMorgan Chase Bank, NA, as Trustee from Aaron Squyres, as Substitute Trustee and Toney Brasuell, Co-Trustee by Substitute Trustee's Deed dated 10/18/2007, filed for record on 10/29/2007 in Instrument No. 20071029-0127148, Register's Office for Davidson County, Tennessee.

Being further conveyed to Michael Lee Holt and wife, Gwendolyn Reed Holt from The Bank of New York Trust Company, NA, as successor to JP Morgan Chase Bank, NA, as Trustee.
20080421-0040399
SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Michael L. Holt and Gwendolyn Reed Holt** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Michael L. Holt and Gwendolyn Reed Holt** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3202 Mexico Drive, Nashville, TN 37218**.

Executed on this 10th day of November, 2016.

Michael L. Holt

Gwendolyn Reed Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Michael L. Holt and Gwendolyn Reed Holt**, 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 this 10th day of November, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 10th day of November, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19