BILL GARRETT, Davidson County
Trans:T20160105682 DEEDWARR
Recvd: 12/01/16 10:48 2 pgs
Fees:13.00 Taxes:425.50
20161201-0126046

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016110018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $115,000.00

Sworn to and subscribed before me this 30th day of November, 2016

Affiant

Notary Public

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
C&C Residential Properties, 12970 Pandora Dr. #115 Dallas, TX 75238	New Owner	108-08-0-028.00

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, **Brent D. Bingham, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C&C Residential Properties, Inc. a Texas 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. 186 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page (s) 57 through 59, inclusive, 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 Brent D. Bingham, unmarried by Warranty deed from Tonya L. Jones and Stacia A. Stover of record in Book 9334, page 124, Register's Office for Davidson County, Tennessee, dated April 29, 1994 and recorded on May 04, 1994.

This is improved property known as **405 Red Cedar Court, Nashville, TN 37214.**

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 _X___Grantor ____ 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 29 day of November, 2016.

Brent D. Bingham

State of North Carolina

County of Gaston

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brent D. Bingham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of November, 2016.

Notary Public Debra L. Summitt

