BILL GARRETT, Davidson County
Trans:T20160107488 DEEDWARR
Recvd: 12/07/16 10:10 2 pgs
Fees:13.00 Taxes:490.25
20161207-0128347

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2016110028**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $132,500.00

Sworn to and subscribed before me this 1st day of December, 2016.

B Mowry
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, Inc. | | 061-10-0-174.00 |
| 12970 Pandora Dr. #115 | New Owner | |
| Dallas, TX 75238 | | |

## 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, **Regina Gish Matthews, a single woman** 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. 6 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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. 6 fronts 60 feet on the North side of Horseshoe Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Regina Gish Matthews by Quitclaim deed from William Thomas Gish and wife, Alma Sadler Gish of record in Book 6868, page 80 and Corrected in Book 7058, Page 132, Register's Office for Davidson County, Tennessee, dated November 19, 1985 and recorded on May 27, 1986.

This is improved property known as **1010 Horseshoe Drive, Nashville, TN 37216.**

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 1st day of December, 2016.

Regina Gish Matthews

Regina Gish Matthews

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Regina Gish Matthews, 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 1st day of December, 2016.

Notary Public

