BILL GARRETT, Davidson County
Trans:T20160111927 DEEDWARR
Recvd: 12/20/16 12:38 2 pgs
Fees:13.00 Taxes:721.50
20161220-0133624

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016110003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $195,000.00

Sworn to and subscribed before me this 16 day of December, 2016.

Affiant

Notary Public

3/20/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jimmy Johnson		026-090-060.00
401 Moss Trail	New Owner	
Goodlettsville, TN 37072		

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 TX corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James A. Johnson, Jr., unmarried** 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. 65 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page (s) 120 and 121, 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 C & C Residential Properties, Inc., a Texas Corporation by Warranty deed from Tina Parsons, married of record in Instrument No. 20160719-0074017 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

This is improved property known as **401 Moss Trail, Goodlettsville, TN 37072.**

6697

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 29th day of November, 2016.

C&C Residential Properties, Inc., a TX 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., 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 29th 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