BILL GARRETT, Davidson County
Trans:T20160113521 DEEDWARR
Recvd: 12/27/16 11:24 2 pgs
Fees:13.00 Taxes:129.50
20161227-0135475

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016120004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $35,000.00

Sworn to and subscribed before me this 22nd day of December, 2016.

William R

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
C&C Residential Properties Inc		081-150-217.00
12970 Pandora Drive #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, **William Berry, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C&C Residential Properties Inc a TX 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 the Westerly part of the Easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & other's 2nd Addition, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the Northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 226.5 feet West of the Westerly margin of the first alley West of 17th Avenue North: thence with, the Northerly margin of Underwood Street Westerly 35 feet; thence Northwardly 106 feet to the Southerly margin of Cockrill Street; thence with the same Easterly 33 1/3 feet to a point, 216 2/3 feet West of the Westerly margin of said alley; thence Southwardly 117.5 feet to the point of beginning. Being the same property conveyed to William Berry by Warranty deed from Michael Grant, of record in Instrument No. 20101004-0079136, Register's Office for Davidson County, Tennessee, dated October 01, 2010 and recorded on October 04, 2010.

This is improved property known as **1720 Underwood Street, Nashville, TN 37208.**

The undersigned declares under penalty of perjury the subject property was never used as a principal residence by the Grantor's spouse.

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 22nd day of December, 2016.

William Berry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, William Berry, 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 22nd day of December, 2016.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019