WARRANTY DEED

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of January, 2017

Notary Public
My Commission expires: 4-12-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
CARL WITTENBERG	SAME	081-15-0-217.00
1360 POND CREEK RD		
Ashland City, TN 37015		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **C&C Residential Properties, Inc., a TX Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC, a Tennessee limited liability company, and Carl Wittenberg,** their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

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 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 C & C Residential Properties, Inc., a TX corporation by Warranty Deed from William Berry, unmarried of record in Instrument No. 20161227-0135475, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $554.34 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-15-0-217.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 02/01/17 11:20 2 pgs
Fees:13.00 Taxes:203.50
20170201-0010664

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this January 27, 2017.

C&C RESIDENTIAL PROPERTIES, INC.

BY: _____
CHARLES E. CARRIER, PRESIDENT

STATE OF Texas
COUNTY OF Dallas

Before me, Maria Guzman (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 the President of C&C Residential Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein a contained, by signing the name of the corporation by himself as President.

WITNESS my hand and Official Seal at office this January 27, 2017

My commission expires 4-12-18

Maria Guzman
Notary Public

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN