BILL GARRETT, Davidson County
Trans:T20170009906 DEEDWARR
Recvd: 02/02/17 10:26 2 pgs
Fees:13.00 Taxes:743.70

20170202-0011237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-20-2019

Subscribed and sworn to before me, this 27TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 8-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & C Residential Properties, Inc.	C & C Residential Properties, Inc.	07115004800 &
	(NAME)	
12970 Pandora Dr., Ste. 115	12970 Pandora Drive, Ste. 115	07110016900
(ADDRESS)	(ADDRESS)	
Dallas, TX 75238	Dallas, TX 75238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Phillip A. Crook, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C & C Residential Properties, Inc., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1: 118 LUCILE STREET TAX ID: 07115004800

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF EASTMORELAND PLACE, AS OF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 50 FEET ON THE SOUTH SIDE OF LUCILLE STREET, AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP A. CROOK, MARRIED, BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION OF RECORD BY INSTRUMENT NO. 20100927-0076433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: 135 ELMHURST AVENUE TAX ID: 07110016900

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE BLOCK "D: ON THE PLAN OF EASTVIEW SUBDIVISION ;OF THE SHWAB PROPERTY AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PHILIP A. CROOK BY DEED FROM LES LAZARUS A 50% UNDIVIDED INTEREST AND ENTRUST TENNESSEE FBO, DAN HEICHELBECH, IRA A 50% UNDIVIDED INTEREST, OF RECORD BY INSTRUMENT NO. 20110113-0003570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

THE SAID PHILLIP A. CROOK AND PHILIP A. CROOK BEING ONE AND THE SAME PERSON.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 118 Lucile Street & 135 Elmhurst Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 27th day of January, 2017.

Phillip A. Crook

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip A. Crook, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072