BILL GARRETT, Davidson County
Trans:T20170012905 DEEDWARR
Recvd: 02/13/17 09:58 2 pgs
Fees:13.00 Taxes:425.50

20170213-0014597

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JULIE WEBB
Notary Public, State of Texas
Comm. Expires 07-25-2019
Notary ID 126193858

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
786 Properties, LLC	C & C Residential Properties, LLC (NAME)	09110006600
474 Obsidian Way (ADDRESS)	474 Obsidian Way (ADDRESS)	
Clayton, CA 94517 (CITY) (STATE) (ZIP)	Clayton, CA 94517 (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 C & C Residential Properties, Inc., a Texas Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 786 Properties, LLC, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 87, URBANDALE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY,

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC., A TEXAS CORPORATION, BY DEED FROM DOROTHY MAY HOWS, OF RECORD BY INSTRUMENT NO. 20160525-0052668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

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

unimproved ( )
This is improved (X) property, known as 5512 Winn Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of February, 2017.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc., a Texas Corporation

BY: _____
Charles Carrier, Director

STATE OF TX
COUNTY OF Dallas

Before me, the undersigned Notary Public, personally appeared Charles Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Director of C & C Residential Properties Inc., a Texas Corporation, the within named bargainor, a limited liability company, and that such Director executed the foregoing instrument for the purposes therein contained, by personally signing the name of the C & C Residential Properties Inc., a Texas Corporation, as Director.

Witness my hand and official seal, at office, on this the 6th day of February, 2017.

_____
Notary Public

My commission expires: 7/25/19

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

NOTARY PUBLIC STATE OF TEXAS
JULIE WEBB
Notary Public, State of Texas
Comm. Expires 07-25-2019
Notary ID 126193858