BILL GARRETT, Davidson County
Trans:T20170013847 DEEDWARR
Recvd: 02/15/17 12:57 2 pgs
Fees:13.00 Taxes:462.50
20170215-0015722

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
AHN Develop Nashville, LLC	AHN Develop Nashville (NAME)	07110016900
129 Spotted Fawn Rd. (ADDRESS)	129 Spotted Fawn Rd. (ADDRESS)	
Madison, AL 35758 (CITY) (STATE) (ZIP)	Madison, AL 35758 (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., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AHN Develop Nashville, 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 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 PART OF THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC. BY WARRANTY DEED FROM PHILLIP A. CROOK, OF RECORD BY INSTRUMENT NUMBER 20170202-0011237, REGISTER'S OFFICE OF 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 135 Elmhurst Avenue, Nashville, TN 37207
(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 9th day of February, 2017.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc.

BY: _____
Charles Carrier, Director

STATE OF Texas
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, LLC, 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, LLC as Director.

Witness my hand and official seal, at office, on this the 9th day of February, 2017.

_____
Notary Public

My commission expires: 4-12-18

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

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