CSRM
Box 49

BILL GARRETT, Davidson County
Trans:T20170018329 DEEDWARR
Recvd: 03/02/17 15:25 2 pgs
Fees:13.00 Taxes:573.50
20170302-0020966

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Sharon Muller Affiant Subscribed and sworn to before me, this 28th day of February, 2017. D L Hall Notary Public My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
C&C Residential Properties, Inc.
12970 Pandora Drive, Suite 115
Dallas, TX 75238

Send Tax Bills To:
New Owner

Map-Parcel Number:
094-01-0-095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LASUNDRA DENISE JONES, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C&C RESIDENTIAL PROPERTIES, INC., a Texas corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 105 on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Anthony M. Woods, by deed from B.L.C. Investments, Inc., a Tennessee corporation, of record in Book 9617, page 417, dated December 10, 1994, said Register's Office. Being further conveyed to Lasundra Denise Jones, by Quitclaim Deed from

Anthony M. Woods, of record in Book 11224, page 405, dated November 30, 1998, said Register's Office.

NOTE: Lot No. 104 was erroneous included in the above deed, but was previous conveyed in Book 9511, page 167, said Register's Office.

This is not now, nor has it ever been, the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 70, Register's Office for Davidson County, Tennessee. **South**

This is improved property known as: **621 South 13th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors nd assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this this 28th day of February, 2017.

Lasundra Denise Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lasundra Denise Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2017.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 05/05/2020