WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170028688 DEEDWARR
Recvd: 04/05/17 10:33 2 pgs
Fees: 13.00 Taxes: 777.00
20170405-0033293

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MORRIS

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Marcell Harvell	MIG	043 13010500
(NAME)	(NAME)	
315 Maple St.	8320 E. Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcell Harvell and wife, Latoya Harvell, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16 ON BLOCK "C" ON THE FOREST PARK SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 16 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MAPLE STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR. SAID LOT NO. 17 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MAPLE STREET AND RUNS BACK BETWEEN LINES 150 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO COUNTRY CLUB INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM ARLP REO III, LLC, DATED MAY 17, 2016, OF RECORD IN INSTRUMENT NO. 20160517-0048914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2 TO ARLP REO III, LLC, RECORDED DECEMBER 28, 2015, IN DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 315 MAPLE ST., MADISON, TENNESSEE 37115.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		315 Maple St. Madison TN 37115				
Improved	property, known as	(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 our hands 03/30/17.

Country Club Investors, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of CCI, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of CCI, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 2017.

Notary Public
My Commission Expires:_____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018