STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2017.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-7999D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170038254 DEEDWARR
Recvd: 05/05/17 09:39 2 pgs
Fees:13.00 Taxes:1124.80
20170505-0044635

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Coltharp and Haley Coltharp, Husband and Wife (NAME)	Legacy Home Loans (NAME)	072-08-0-106.00
2217 Thistlewood Drive (STREET ADDRESS)	8119 Isabella Lane Suite 105 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **C & A Housing LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Coltharp and Haley Coltharp, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being all of Lot No. 28 on the plan of DALEWOOD, SECTION I, as shown by plat appearing of record in Book 1424, Page 108, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 90.0 feet on the easterly margin of Thistlewood Avenue and extends back 141.4 feet on the northerly line and 143.8 feet on the southerly line to a dead line in the rear, measuring 75.5 feet thereon.

BEING the same property conveyed to C & A Housing, LLC from Jimmy D. Tyler and Marian D. Crump, by Warranty Deed dated September 24, 2015, as Instrument No. 20151001-0099947, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2217 Thistlewood Drive, Nashville, TN 37216.

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. Whenever 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 3rd day of May, 2017.

C & A HOUSING LLC

By:_____
Chuck Howarth, Member

May 03, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chuck Howarth, Member for C & A Housing LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of May, 2017.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC D. TODD SHOLAR SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066