297 (1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041805 DEEDWARR
Recvd: 05/17/17 09:05 2 pgs
Fees:13.00 Taxes:980.50
20170517-0048723

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 16 day of May, 2017.

Notary Public
My Commission expires:

(Affix Seal)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
C & E, LLC	SAME	091-02-0-035.00
P.O. Box 3051		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **New Hope Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C & E, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9, Block 21, on the Plan of Cherokee Park, as of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lane Wallace from Clarisse Weems by Warranty Deed on January 6, 2005, of record in Instrument Number 20050112-0004661, Register's Office for Davidson County, Tennessee. Further conveyed to New Hope Properties, LLC from Lane Wallace by Quitclaim Deed on May 6, 2005, of record in Instrument Number 20050524-0058719, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6208 California Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this May 15, 2017.

New Hope Properties, LLC

By Lane Wallace, Chief Manager

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Neighborhood Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

WITNESS my hand and seal at office this 15th day of May, 2017

_____ My Commission Expires: 7/8/19

NOTARY PUBLIC

