BILL GARRETT, Davidson County
Trans:T20170060681 DEEDWARR
Recvd: 07/17/17 09:51 2 pgs
Fees:13.00 Taxes:582.01
20170717-0071397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,300.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 14TH DAY OF JULY, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & C Residential Properties Inc.	C & C Residential Properties, Inc. (NAME)	
12970 Pandora Dr., Ste. 115 (ADDRESS)	12970 Pandora Drive, Ste. 115 (ADDRESS)	119-02-0-129.00
Dallas, TX 75238 (CITY) (STATE) (ZIP)	Dallas, TX 75238 (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 Jessica Lynne Carter, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C & C Residential Properties Inc., 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. 32 AND THE WESTERLY 16 FEET OF LOT NO. 33 ON THE MAP OF SUBDIVISION OF LOTS NOS. 7, 8, 9 AND 10, AND PARTS OF LOTS NOS. 6, 11, 12, AND 13 CUMBERLAND NURSERIES, OF RECORD IN BOOK 332, PAGE 36, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 32 AND THE WESTERLY PART OF LOT NO. 33 FRONT TOGETHER 66 FEET ON THE SOUTHERLY SIDE OF EVELYN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LARRY J. SPARKS AND WIFE, JESSICA L. SPARKS BY WARRANTY DEED FROM ROGER P. HOGAN OF RECORD IN INSTRUMENT NO. 20031219-0181159 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JESSICA LYNNE CARTER, A SINGLE WOMAN BY QUITCLAIM DEED FROM LARRY J. SPARKS AND WIFE, JESSICA L. SPARKS OF RECORD IN INSTRUMENT NO. 20131112-0116912 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEAYNCE 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 103 Evelyn Drive, Nashville, TN 37210
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 14th day of July, 2017.

Jessica Lynne Carter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Lynne Carter, a single woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072