WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/17 14:55 3 pgs
Fees:18.00 Taxes:740.00
20170728-0076880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$200,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF July, 2017 2017

Notary Public

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
C & A Housing, LLC	C & A Housing, LLC	155-00-0-255.00
(Name)	(Name)	
137 3rd Ave North	137 3rd Ave North	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF SANDY GANT TUCKER, JOHN MANSON, SUCCESSOR ADMINISTRATOR** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & A HOUSING, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being a part of the same property conveyed to Tom Lewis, Jr. (deceased) of record in Deed Book 876, Page 44, Register's Office for Davidson County, and said part being further defined as that remainder of land on the south side of Griffith Road created upon the conveyances in November 1963 to Thomas William Lewis, Jr. (Book 3645, Page 153), Frances Elizabeth Lewis (Book 3645, page 151), Ammie Lewis Smith (Book 3645, page 264), and Carlos Bob Lewis (Book 3645, Page 157) and said remainder being more particularly described by new survey as follows:

Beginning on an iron pin in the south margin of Griffith Road, the northeast corner of the tract herein described and the northwest corner of a tract of land now or formerly owned by Annese Wells and ICC. Slate (Book 7873, page 432, R.O.D.C); thence leaving the southern margin of Griffith Road, S 08 deg. 28 min. 12 sec. W 283.53 feet to an iron pin (existing) set in concrete, the southeast corner of the tract herein described, the southwest corner of Wells and Slate, and a point in the line of a tract of land now or formerly owned by Frank Guzikowski (Book 7792, page 185, R.O.D.C); thence N 78 deg. 31 min. 24 sec. W. 121.22 feet to an existing iron pin set in an old fence line; thence N 81 deg. 22 min. 31 sec. W. 197.57 feet to an existing Iron pin set in an old fence line; thence N 85 deg. 21 min. 46 sec. W. 65.09 feet to an existing iron pin set in an old fence line; thence N 80 deg. 01 min. 02 sec. W. 69.36 feet to an iron pin set this survey in old fence line, the southwest corner of the tract herein described and the southeast corner of Carlos Bob Lewis (Book 3645, page 157, R.O.D.C); thence N 09 deg. 55 min. 35 sec. E. 329.35 feet to an iron pin set this survey in the south margin of Griffith Road, the northwest corner of the tract herein described and the northeast corner of Carlos Bob Lewis; thence with the southern margin of Griffith Road, the following calls: With a curve to the left, radius 1,621.65 feet, delta angle, 6 deg. 23 min. 07 sec. Arc length 180.72. tangent 90.46 feet, chord bearing and distance S 66 deg. 52 min. 09 sec. E. 180.63 feet to the point of a compound curve radius 77 deg. 17 min. 50 sec. E. 195.35 feet to the point of a compound curve radius 696.25 feet, delta angle 6 deg. 13 min. 39 sec., arc length 75.68 feet, tangent 37.88 feet, chord bearing and distance S 89 deg. 09 min. 58 sec. E. 75.64 feet to the point of beginning, according to survey by George and Sanderson, dated October 20, 1990.

Being the same property conveyed to SANDY G. TUCKER AND WIFE, ANNIE B. TUCKER, by deed from CARLOS B. LEWIS, FRANCES ELIZABETH LEWIS TAYLOR, ANNIE LEWIS JOHNSON, HAZEL LEWIS FRIERSON, EUNICE BURT, MILDRED LEWIS, FRANCES L. LEWIS AND MARY LEWIS, HEIRS OF TOM LEWIS, JR., of record in Book 8255, page 632, dated December 10, 1990, said Register's Office. Being further conveyed to SANDY GANT TUCKER by Quitclaim Deed from ANNIE B. TUCKER of record in Instrument No. 20070614-0071498, dated May 17, 2007, said Register's Office. Sandy Gant Tucker died intestate on or about April 3, 2015. Pursuant to the Order Granting For the Sale of Real Property For Payment of Debts dated November 9, 2016, of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P37, John Manson, Successor Administrator has been authorized to sell said property.

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.

Executed by my hand this 21st Day of July 2017.

Estate of Sandy Gant Tucker

BY: _____
John Manson, Successor Administrator

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that John Manson as Successor Administrator of the Estate of Sandy Gant Tucker, of personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Successor Administrator.

Witness my hand and official seal, this the 21st of July, 2017.

_____
Notary Public

ASHLEY SPENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-5-2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020