BILL GARRETT, Davidson County
Trans:T20170074593 DEEDWARR
Recvd: 08/28/17 09:18 2 pgs
Fees:13.00 Taxes:178.77
20170828-0087857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,315.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 25TH DAY OF AUGUST, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON STATE 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 Dr., Ste. 115 (ADDRESS) | 135-08-0A-843.00-CO |
| 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 F. Mardelle Grim, unmarried, 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 UNIT NO. 843 OF NASHBORO VILLAGE NINETEEN CONDOMINIUM, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5333, PAGE 957, SAID REGISTER'S OFFICE AND SHOWN ON A PLAN OF RECORD IN BOOK 5200, PAGE 80, SAID REGISTER'S OFFICE. TOGETHER WITH EACH AND ALL RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING, AS SET FORTH IN THE SAID MASTER DEED, (AND BY-LAWS WHICH FORM A PART THEREOF), INCLUDING, WITHOUT LIMITATION, SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND COMMON ELEMENTS, AND ITS INTEREST IN ANY APPURTENANT LIMITED COMMON ELEMENTS.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. GRIM AND WIFE, F. MARDELLE GRIM BY WARRANTY DEED FROM JOE C. LUTTRELL AND WIFE, WANDA WEBB OF RECORD IN BOOK 5779, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES W. GRIM HAVING SINCE DIED 10/25/15, LEAVING SAID PROPERTY VESTED TO F. MARDELLE GRIM, AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE 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 843 Longhunter Ct., Nashville, TN 37217
(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 my/our hand(s) this 25th day of August, 2017.

**WARRANTY DEED**
(Continued)

F. Mardelle Grim

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. Mardelle Grim, unmarried, 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 25th day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

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

