Bill Garrett Davidson County
Batch# 537 DEEDWARR
09/13/2017 11:28:27 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20170913-0093556

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/18

(AFFIX SEAL)

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
Charles E. Lovely and wife, Rosanne H. Lovely	New owner (NAME)	
7204 Belle Chasse (ADDRESS)	7204 Belle Chasse (ADDRESS)	141-15-0A-032.00-CO
Nashville TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (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 C & C Residential Properties, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Lovely and wife, Rosanne H. Lovely, 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. 51 ON THE PLAN OF SECTION I, ROLLING RIVER ESTATES OF RECORD IN PLAT BOOK 4860, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT NO. 51 FRONTS 148.22 FEET ON THE NORTHWESTERLY SIDE OF BELLE CHASSE DRIVE AND RUNS BACK 195.15 FEET ON THE SOUTHWESTERLY LINE AND 156.50 FEET ON THE NORTHEASTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 51.67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC BY WARRANTY DEED FROM LARRY D. TACCHI AND WIFE, PENELOPE TACCHI OF RECORD IN INSTRUMENT NO. 20160727-0077278 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 2016 AND RECORDED ON JULY 27, 2016.

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 7204 Belle Chasse, Nashville, TN 37221
(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 8th day of September, 2017.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc.

BY: _____
Charles Carrier, Director

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned Notary Public, personally appeared Charles Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Director of C & C Residential. Properties, Inc., the within named bargainor, a limited liability company, and that such Director executed the foregoing instrument for the purposes therein contained, by personally signing the name of the C & C Residential. Properties, Inc. as Director.

Witness my hand and official seal, at office, on this the 8th day of September, 2017.

_____
Notary Public

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2018
Notary ID 969839

My commission expires: 4-12-18

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