201709200096267

Bill Garrett Davidson County
Batch# 2538 DEEDWARR
09/20/2017 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20170920-0096267

WARRANTY DEED

DELLA A. OWSLEY-HORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rogers Group Inc	Same	220.00
(NAME)	(NAME)	
2907 Knight Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT CCI, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rogers Group Inc, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~County Club Investors, LLC~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point lying on the Easterly margin of Knight Road, said point further described as being the Northwest corner of the Rogers Group, Inc. property as of record in Instrument No 200612110155262 6, Register's Office of Davidson County, Tennessee; thence leaving said property of Rogers and running with the said margin of Knight, North 3 degree, 11 minutes, 43 seconds East a distance of 100 feet to a point, thence leaving the said margin of Knight and running South 89 degrees, 30 minutes, 00 seconds East a distance of 428.24 feet to a point lying on the westerly line of Claymille Station, Phase 1, as of record in Book 6900, page 322, Register's Office of Davidson County, Tennessee; thence running with the said line of Claymille Station South 03 degrees, 41 minutes, 41 seconds, West a distance of 100.04 feet to a point of lying at the Northeast corner of the said Rogers property; thence leaving the line of Claymille station and running with the Northerly line of the said Rogers property North 89 degrees, 30 minutes, 00 seconds west a distance of 42.37 feet to the point of beginning.

Being the same property conveyed to CMH Homes, Inc. by Quit Claim Deed from Vanderbilt Mortgage and Finance, Inc. and filed of record on March 11, 2011 in Instrument Number 20110316-0020583, Register's Office of Davidson County, Tennessee.

FURTHER being the same property conveyed to Kudzu Real Estate, Inc by Warranty Deed dated October 25, 2016 from CMH Homes, Inc. and filed of record on October 26, 2016 in Instrument Number 20161026-0113138, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Country Club Investors by deed of record as Instrument No 20170802-0078794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved	property, known as	2907 Knight Drive Nashville TN 37207				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

CCI, LLC and Country Club Investors are one and the same entity.

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 our hands ~~07/05/17.~~ 8/14/2017

CCI, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, ~~CCI, LLC~~ John A Bell Jr Authorized with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. By signing the name of CCI, LLC as Authorized Agent

Witness my hand and official seal on ~~07/05/17.~~ 8/14/2017

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19