Bill Garrett Davidson County
Batch# 19308 DEEDWARR
10/30/2017 11:27:41 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20171030-0110914

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 $155,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Sarah Mather, a married person	New owner (NAME)	
259 Keswick Grove Ln. (ADDRESS)	(ADDRESS)	071-08-0-124.00
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of 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 Sarah Mather, a married person, 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. 161 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 1, OF RECORD IN PLAT BOOK 1130, PAGE 91, OF THE REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES INC. BY WARRANTY DEED FROM EUGENE BURNETT, JR. AND WIFE, DIANNE BURNETT, OF RECORD IN INSTRUMENT NUMBER 20170814-0082982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBEJCT TO TAXES FOR THE YEAR 2018 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 2025 Jones Circle, Nashville, TN 37207
(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 October, 2017.

WARRANTY DEED
(Continued)

C&C Residential Properties, Inc.

BY: _____
Charles E. Carrier, Director

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned Notary Public, personally appeared Charles E. 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 corporation, 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 25th day of October, 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