Bill Garrett Davidson County
Batch# 29554 **DEEDWARR**
11/27/2017 09:47:20 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171127-0120395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/29/15~~ 11/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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)	071-04-0-232.00
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 William Hill, a 1/2 undivided interest, Delores Harding, a one-fourth (1/4) undivided interest and Rochelle Braden Walker, a one-fourth (1/4) undivided interest, 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 LOT NO. 15 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 4175, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRED D. HILL AND WIFE, ALICE E. HILL BY WARRANTY DEED FROM C. H. BRILEY, JR., TRUSTEE OF RECORD IN BOOK 4485, PAGE 662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 11, 1971 AND RECORDED ON MARCH 12, 1971. THE SAID FRED D. HILL HAVING SINCE DIED, LEAVING HIS WIFE, ALICE E. HILL, AS THE SURVIVING TENANT BY THE ENTIRETY. THE SAID ALICE E. HILL DIED TESTATE ON OCTOBER 20, 2016, AND BY HER LAST WILL AND TESTAMENT FILED UNDER DOCKET NO. 17P111, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DEVISED THE SUBJECT PROPERTY TO HER CHILDREN, MILTON AYERS, DELORES HARDING, ROCHELLE BRADEN WALKER AND WILLIAM HILL, AND NAMED HER SON, MILTON AYERS, AS THE EXECUTOR OF HER ESTATE. THE SAID MILTON AYERS WAS ISSUED LETTERS TESTAMENTARY BY THE AFORESAID COURT ON FEBRUARY 2, 2017. AND FURTHER CONVEYED TO MILTON AYERS, A ONE-FOURTH (1/4) UNDIVIDED INTEREST, DELORES HARDING, A ONE-FOURTH (1/4) UNDIVIDED INTEREST, ROCHELLE BRADEN WALKER, A ONE-FOURTH (1/4) UNDIVIDED INTEREST AND WILLIAM HILL, A ONE-FOURTH (1/4) UNDIVIDED INTEREST, EACH AS TENANTS IN COMMON BY QUITCLAIM DEED FROM MILTON AYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE ESTELLA HILL, OF RECORD IN INSTRUMENT NO. 20170320-0026871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO WILLIAM HILL, A ONE-FOURTH UNDIVIDED INTEREST BY QUITCLAIM DEED FROM MILTON AYERS, OF RECORD IN INSTRUMENT NO. 20170321-0027455, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2604 Oakwood Ave., 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

WARRANTY DEED
(Continued)

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 20th day of November, 2017.

William Hill

Delores Harding

Rochelle Braden Walker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Hill, Delores Harding, and Rochelle Braden Walker, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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