WARRANTY DEED

Bill Garrett Davidson County
Batch# 30054 DEEDWARR
11/27/2017 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20171127-0120829

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 22nd day of November, 2017.

Julie Coone
Notary Public
My Commission expires: 2-23-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
C& C Residential Properties, Inc.	SAME	096-07-0-013.00
12970 Pandora Dr Ste 115		
Dallas,TX 75238		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen J. Nichols**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C & C RESIDENTIAL PROPERTIES, INC.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 514, on the plan of Cloverhill Subdivision, Section VIII, of record in Book 2331, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen J. Nichols and wife, Nicole L. Nichols from Janes L. Herndon, Jr., and wife, Mary J. Herndon by Deed on January 14, 1994, of record in Book 9223, Page 369, Register's Office for Davidson County, Tennessee. Nicole L. Nichols having deceased on May 23, 2015 and property vested solely in Stephen J. Nichols.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,604.45 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 096-07-0-013.00, which are CURRENTLY DUE.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the City of Nashville of record in Book 2338, Page 577, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6233, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: **500 Crosswood Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this November 22, 2017.

Stephen J. Nichols

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen J. Nichols** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 22, 2017

My commission expires 5.3.2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration 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, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.