Bill Garrett Davidson County
Batch# 39829 **DEEDWARR**
12/20/2017 10:11:07 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171220-0129490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 15TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2021

(AFFIX SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC 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)	043-12-0-059.00 &
12970 Pandora Dr., Ste. 115 (ADDRESS)	12970 Pandora Dr., Ste. 115 (ADDRESS)	043-12-0-060.00
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 Maria Andruschenko and husband, Jeff Thornhill, 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 KNOWN AS LOT NO. 14 AND 15 ON THE UNRECORDED MAP OF THE VANDIVER SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE JULY 1944 BY EWELL ANDERSON SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF VANDIVER DRIVE, AT THE CORNER OF LOTS 15 AND 16, THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 199.8 FEET TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE DOWN SAID RIVER, SOUTHEASTERLY 100.2 FEET TO THE CORNER OF LOT NO. 13; THENCE WITH THE LINE BETWEEN LOTS NO. 13 AND 14, SOUTHWESTERLY 214 FEET TO THE NORTHEASTERLY MARGIN OF VANDIVER DRIVE; THENCE WITH THE SAME 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARIA ANDRUSCHENKO, MARRIED BY WARRANTY DEED FROM DONALD PROSSER AND WIFE, VIOLA PROSSER OF RECORD IN INSTRUMENT NO. 20070608-0068879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JEFF THORNHILL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 118 & 120 Vandiver Drive, Madison, TN 37115
(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 15th day of December, 2017.

WARRANTY DEED
(Continued)

12/15/17
Maria Andruschenko

Jeff Thornhill

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Andruschenko and husband, Jeff Thornhill, 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 15th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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