

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-12-18

(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
Anthony Cross, unmarried	Anthony Cross (NAME)	
745 Tahlena Ave. (ADDRESS)	745 Tahlena Ave. (ADDRESS)	04313011400
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 C & C Residential Properties, Inc., a Texas Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Cross, unmarried, 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 THE EAST 12.5 FEET OF LOT NO. 7 AND THE WEST 25 FEET OF LOT NO. 8 OF BLOCK D ON THE MAP OF FOREST PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC., A TEXAS CORPORATION BY WARRANTY DEED FROM JORGE AGUILAR AND WIFE, SANDRA AGUILAR OF RECORD IN INSTRUMENT NO. 20160705-0068246 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT 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 428 Old Hickory Blvd., 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.

Bill Garrett Davidson County
Batch# 39831 **DEEDWARR**
12/20/2017 10:12:27 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20171220-0129492

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc., a Texas Corporation

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., a Texas Corporation, 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., a Texas Corporation as Director.

Witness my hand and official seal, at office, on this the 15th day of December, 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