Bill Garrett Davidson County
Batch# 44843 DEEDWARR
01/05/2018 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20180105-0001787

WARRANTY DEED

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,
$115,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 27th day of December, 2017

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(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 & F Investment LLC	Same	135-10-0D-038.00CO
4001 Paperbrich Dr		
Smyrna, TN 37167		

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, **Cynthia Pace**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C & F Investment LLC, a Tennessee Limited Liability Company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NUMBER 38, VILLAS AT RANSOM PARK, ACCORDING TO PLAT OF MASTER DEED APPEARING OF RECORD IN INSTRUMENT NUMBER 20051025-0128829, AS AMENDED IN INSTRUMENT NUMBER 20061002-012190; INSTRUMENT NUMBER 20080314-0026053; INSTRUMENT NUMBER 20080502-0044959; INSTRUMENT NUMBER 20090821-0078945 AND INSTRUMENT NUMBER 20121231-0120606, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Cynthia R. Pace, a married woman from FEDERAL HOME LOAN MORTGAGE LOAN CORPORATION by Special Warranty Deed on February 6, 2009, of record in Instrument Number 20090306-0020303, Register's Office for Davidson County, Tennessee. Further conveyed to Cynthia Pace from Brett Pace by Quitclaim Deed on April 18, 2014, of record in Instrument Number 20140603-0048038, Register's Office for Davidson County, Tennessee.Cynthia Pace having deceased on September 10, 2017. Her only heirs at law being Patsy Christine Brumit and Robert L. Brumit, as stated in Affidavit of Heirship, dated November 10, 2017, recorded in Instrument Number 201711140117086, Register's Office for Davidson County, Tennessee.

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 2018 in the estimated amount of $948.87 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-10-0D-038.00CO, which are not due until 10/1/2018.
- Subject to all matters on Plan shown as Exhibit "B" to the Master Deed of record in Instrument No. 20051025-0128829, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 20090821-0078945, and Instrument No. 20121231-0120606, Register's Office for Davidson County, Tennessee.
- Charter of Villas at Ransom Park of record in Instrument No. 20051025-0128823, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage of record instrument No. 20001213-0122751, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475, and Instrument No. 20010724-0078014, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1053 Capital Funds Court, Nashville, TN 37217**

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 December 29, 2017.

Estate of Cynthia Renee Brumit

By: Robert L Brumit
Robert L. Brumit, Co-Executor

By: Patsy Christine Brumit
Patsy Christine Brumit, Co - Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert L. Brumit and Patsy Christine Brumit,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 29, 2017

My commission expires 5-3-2021

Julie Coone
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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

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

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