Bill Garrett Davidson County
Batch# 58100 **DEEDWARR**
02/13/2018 09:54:41 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20180213-0014121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me this 12TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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)	065-05-0-004.00
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 Frank Hubbard, married, 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. 382 ON THE PLAN OF SHERWOOD FOREST, SECTION 4, OF RECORD IN BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMANDA L. SMOTHERMAN AND FRANK E. HUBBARD, JR., AS JOINTS TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM TODD J. BROWN AND WIFE, MONIKA ANN BROWN OF RECORD IN BOOK 10335, PAGE 943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID AMANDA L. SMOTHERMAN HAVING SINCE DIED 02/24/17 AND LEAVING SAID PROPERTY VESTED TO FRANK E. HUBBARD, JR. AS THE SURVIVING TENANT BY THE ENTIRETY.

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

THIS CONVEYANCE IS SUBEJCT 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 4876 Shasta Dr., Old Hickory, TN 37138
(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 12th day of February, 2018.

WARRANTY DEED

(Continued)

Frank Hubbard

Frank Hubbard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Hubbard, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2018.

Notary Public

My Commission Expires: 9/25/18

(SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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