WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C & C One, LLC	C & C One, LLC	147030B09700CO
(NAME)	(NAME)	
304 Dillehay Court	304 Dillehay Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maria Elena Herrera,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **C & C One, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit No. C-2, on the plan of Southern Hills Condominium, according to the Master Deed of record in Book 6594, Page 502, in the Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for a more complete identification and description of said Units.

Being the same property conveyed to Maria Elena Herrera, by deed of record in Instrument No. 20101013-0082015, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

Bill Garrett Davidson County
Batch# 59909 **DEEDWARR**
02/16/2018 11:59:08 AM 3 pgs
Fees: $18.00 Taxes: $318.20

20180216-0015294

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

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd., Unit C2, Nashville, TN 37211
(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 hands this 8 day of February, 2018.

Maria Elena Herrera

State of Florida
County of Miami Dade

Personally appeared before me Maria Elena Herrera, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of February, 2018.

Notary Public: Emmanuel Muñoz
My Commission Expires: 2/19/19

File No.: 12899

NOTARY PUBLIC

EMMANUEL MUNOZ
Notary Public, State of Florida
Commission# FF 201373
My comm. expires Feb. 19, 2019

Affidavit

Witness my/our hands this _____ day of February, 2018.

_____
Maria Elena Herrera

State of Tennessee
County of Williamson

Personally appeared before me Maria Elena Herrera, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of February, 2018.

_____
Notary Public _____
My Commission Expires: _____

File No.: 12899

Hilary Mohsenzadeh, of Davidson County, Tennessee, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows: That Affiant, prepared a Warranty Deed executed by Maria Elena Herrera. Affiant affirms that through mistake and inadvertence, said document was executed on a format that was illegible to record with the Register of Deeds. This affidavit is hereby attached to provide a legible copy of the signature page and notary acknowledgment of the Warranty Deed conveying title from Maria Elena Herrera to C & C One, LLC.

Hilary Mohsenzadeh

State of Tennessee
County of Williamson

Personally appeared before me Hilary Mohsenzadeh, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2018.

LaTrece McAdoo

Notary Public

My Commission Expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018