Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 67842 DEEDWARR
03/12/2018 01:41:42 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180312-0023173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 5TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JULIE WEBB
Notary Public, State of Texas
Comm. Expires 07-25-2019
Notary ID 126193858

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:	
Denise Gauthier Moody, a single woman	Denise Gauthier Moody (NAME)	
4037 General Martin Lane (ADDRESS)	4037 General Martin Lane (ADDRESS)	147-11-0-050.00
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Denise Gauthier Moody, a single woman, 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. 441 ON THE PLAN OF WHISPERING HILLS, SECTION II-C OF RECORD IN PLAT BOOK 2663, PAGE (S) 66 AND 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC. BY WARRANTY DEED FROM MELANIE J. SMITH, UNMARRIED OF RECORD IN INSTRUMENT NO. 20171106-0113570 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018, WHICH HAVE BEEN PRORATED, AND BY ACCEPTANCE OF THIS CONVEYANCE, IS EXPRESSLY ASSUMED BY GRANTEES; ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 2663, PAGES 66 AND 67; RESTRICTIONS OF RECORD IN BOOK 2797, PAGE 483; ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 532 Northcrest Drive, Nashville, TN 37211-5387
(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 5th day of March, 2018.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc.

BY: _____
Charles E. Carrier, Director

STATE OF TX
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 5th day of March, 2018.

_____
Notary Public

JULIE WEBB
Notary Public, State of Texas
Comm. Expires 07-25-2019
Notary ID 126193858

My commission expires: 07/25/19

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