Bill Garrett Davidson County
Batch# 86744 DEEDWARR
05/01/2018 09:44:17 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180501-0040887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

ANITA L. LEACH 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)	073-05-0-064.00
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 Tammy Williams Davis, unmarried, 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. 2 ON THE PLAN OF SECTION V, RIVERWOOD HEIGHTS, OF RECORD IN BOOK 2854, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EULESS B. WILLIAMS AND WIFE, CHARLENE S. WILLIAMS BY WARRANTY DEED FROM E. N. PENNINGTON AND WIFE, ROSA LEE PENNINGTON, OF RECORD IN BOOK 2956, PAGE 37, AND AS FURTHER CONVEYED TO TAMMY WILLIAMS DAVIS BY EXECUTRIX'S DEED FROM TAMMY WILLIAM DAVIS, EXECUTRIX FOR THE ESTATE OF EULESS B. WILLIAMS, OF RECORD IN INSTRUMENT NO. 20160728-0077751, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EULESS B. WILLIAMS AND CHARLENE S. WILLIAMS WERE CONTINOUSLY MARRIED UNTIL DEATH OF CHARLENE S. WILLIAMS. THE SAID CHARLENE S. WILLIAMS HAVING PREDECEASED HER HUSBAND, EULESS B. WILLIAMS, LEAVING HIM AS THE SURVIVING TENANT BY THE ENTIRETY. THE SAID EULESS B. WILLIAMS DIED TESTATE ON FEBRUARY 6, 2016, AND BY HIS LAST WILL AND TESTAMENT FILED AS DOCKET NO. 16P-348 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DEVISED THE SUBJECT PROPERTY TO HIS DAUGHTER, TAMMY WILLIAMS DAVIS, AND FURTHER APPOINTED HER AS THE SUCCESSOR EXECUTRIX OF HIS ESTATE.

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 2009 Warden Drive, Nashville, TN 37216
(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 27th day of April, 2018.

WARRANTY DEED
(Continued)

Tammy Williams Davis

Tammy Williams Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Williams Davis, unmarried, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2018.

Notary Public

My Commission Expires: 1/29/2020

TINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY SUMNER

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