Bill Garrett Davidson
Batch# 89162 DEI
05/07/2018 11:04:00 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20180507-0043367

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180701

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$179,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of April, 2018.

Notary Public
My Commission Expires 5/6/19

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2018, among:

ROBERTA ROBINSON AMASON AND GENEVA HALL

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

C 3 PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 41 and 42 on the Plan of The

Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, 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 Willis Hall and wife, Mary E. Hall by Warranty deed from Teresa B. Augustine of record in Book 4759, page 481, Register's Office for Davidson County, Tennessee, dated October 19, 1973 and recorded on October 29, 1973. (Value or consideration shown in aforementioned deed $19950.00.)

Willis Hall died September 19, 2007, having been predeceased by Mary E. Hall. Affidavits of Heirship of record at Instrument Nos. 20090817-0077235, 20170906-0091460 and 20170609-0091461 name Robert Hall as his remaining heir.

Robert Hall died May 20, 2015, Affidavits of Heirship recorded at Instrument Nos. 20170906-0091462 and 20170906-0091463 name heirs Geneva Hall and Roberta Robinson Amason.

Being also known as 2428 Branch Street Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Roberta Robinson Amason

Geneva Hall

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roberta Robinson Amason and Geneva Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: C 3 PROPERTIES, LLC
Address: 2428 Branch Street
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: C 3 PROPERTIES, LLC
Address: 214 2nd Ave North Ste 203
City, State, Zip: Nashville TN 37201

Tax ID: 07211010800