Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 100930 **DEEDWARR**
06/06/2018 09:01:17 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180606-0054112

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2146D

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	NEW OWNER	
Miller Stokely Price, III, An Unmarried Man (NAME)	(NAME)	72-12-120
2201 Ridgecrest Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **C & A Housing, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miller Stokely Price, III, An Unmarried Man,** 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 139 on the plan of DALEWOOD, SECTION II, as shown by plat of record in Plat Book 1835, Page 6, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 82.0 feet on the easterly margin of Ridgecrest Drive and extends back 166.8 feet on the northerly side and 178.4 feet on the southerly line to a dead line in the rear, measuring 83.1 feet thereon.

BEING the same property conveyed to C & A Housing, LLC, a Tennessee Limited Liability Company from Mollie B. Condra, unmarried, by Deed dated July 12, 2016, as Instrument No. 20160718-0073325, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 6, Register's Office for Davidson County, Tennessee.

2. Waterline Easement as recorded in Book 1229, page 325, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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This is improved property, known as 2201 Ridgecrest Drive, Nashville, TN 37216.

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. Whenever 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 31st day of May, 2018.

C & A HOUSING, LLC

By: _____
Charles Howarth, Member

May 31, 2018
Date

STATE OF Tennessee

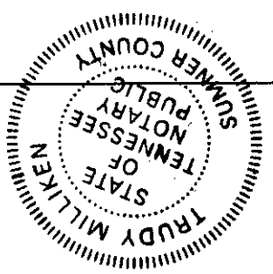
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Howarth, Member for C & A Housing, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May, 2018.

My Commission Expires: 8/27/2018

_____
Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066