THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9245-BW

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **29,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 101079 **DEEDWARR**
06/06/2018 01:11:25 PM 2 pgs
Fees: $13.00 Taxes: $107.30

20180606-0054321

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Brown	Roger Brown	
0 Freudman Rd	6264 Freudman Rd	03900019300
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **CCI, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Brown**

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:

A tract of land located in the 14th Civil District of Davidson County, Tennessee to-wit:

Being known as Lot 5 on the unrecorded map, as follows:

Being known as Lot No. 5 and described as Beginning at a point in the northerly margin of Frudeman Road at the corner of Lots 4 and 5; thence with the line between said Lots, North 6 deg 40' West 571.7 feet to an iron pin in the South line of the Carney Property; thence with his line, North 70 deg East 142 feet to an iron pin in a fence line, being the line of the Warren Property; thence along his west line, along a fence, and along the line of Lot 6, South 1 deg 15' East 588.4 feet to the margin of Frudeman road; thence with the margin of the same, southwesterly 83 feet to the point of beginning, containing 1.2 acres, more or less.

Being the same property conveyed to William Lloyd and wife, Agnes Lloyd by Warranty deed from William J. Brown and wife, Luella B. Brown of record in Book 5659, page 250, Register's Office for Davidson County, Tennessee, dated October 5, 2979 and recorded on October 2, 1980. William Lloyd having since died leaving Agnes Loyd as the surviving tenant by the entirety.

Decree of Redemption divesting title out of John Nixon of record at Instrument No. 20160316-0024943.

Being the same property conveyed to CCI, LLC by Warranty deed from Agnes Loyd of record in Instrument No. 20160316-0024944 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 16, 2016.
37189.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **0 Freudman Rd, Whites Creek, TN 37189.**

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 hand this the 31st day of May, 2018.

CCI, LLC, a Tennessee limited liability company

BY: _____

ITS: Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Jonathan Hagan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **CCI, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of May, 2018.

My Commission expires 11/3/20

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY