Bill Garrett Davidson County
Batch# 124180 DEEDWARR
08/02/2018 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20180802-0076007

#34376

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34376-07-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 2nd day of August, 2018. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
C & A Brentwood, LLC, a Tennes 4100 Hutson Avenue Nashville, TN 37216	NEW OWNER	Map and Parcel No.: 061 06 0 065 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda S. Case, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C & A Brentwood, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4100 Hutson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of August, 2018.

Glenda S. Case

Glenda S. Case

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenda S. Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2018.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 215 and the Northerly 30 feet of Lot No. 216 on the Map of Maplewood Heights 2nd Subdivision, of record in Plat Book 547, Pages 103 and 104, Register's Office, Davidson County, Tennessee.

Said Lot No. 215 and part of Lot No. 216 together front 130 feet on the Westerly margin of Hutson Avenue and run back between parallel lines, 300 feet to a dead line in the rear, whereon they measure 130 feet.

Being the same property conveyed to Robert C. Case et ux Glenda S. Case, tenants by the entirety by Warranty Deed from Montie Ray Johnston, recorded on the 9th day of September, 1980 in Deed Book 5648, Page 527, in the Register's Office of Davidson County, Tennessee. Robert C. Case having since died on June 19, 2015, leaving Glenda S. Case as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 061 06 0 065 00.
2. Restrictive covenants contained in an instrument of record in Book 5248, page 408, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 547, pages 103-104, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the waters of the Stream running through rear of property, and the rights of the public therein.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

