Bill Garrett Davidson County
Batch# 135345 DEEDWARR
08/30/2018 03:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,161.43
20180830-0086297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/03/18

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

WARRANTY DEED

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:	
Jeffrey N. Vannoy, a single man	First Community Mortgage	
	(NAME)	
2604 Oakwood Avenue	275 Robert Rose Drive	071-04-0-232.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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 C & C Residential Properties Inc., a Texas Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey N. Vannoy, a single man, 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. 15 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 4175, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC. BY WARRANTY DEED FROM WILLIAM HILL, A 1/2 UNDIVIDED INTEREST, DELORES HARDING, A ONE-FOURTH (1/4) UNDIVIDED INTEREST AND ROCHELLE BRADEN WALKER, A ONE-FOURTH (1/4) UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NO. 20171127-0120395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 2604 Oakwood Ave., Nashville, TN 37207
(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 28th day of August, 2018.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc., a Texas Corporation

By: _____
Charles E. Carrier, Director

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned Notary Public, personally appeared Charles E. Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Director of C & C Residential Properties, Inc., a Texas Corporation, the within named bargainor, a corporation, and that such Director executed the foregoing instrument for the purposes therein contained, by personally signing the name of the C & C Residential. Properties, Inc., a Texas Corporation as Director.

Witness my hand and official seal, at office, on this the 28th Day of August, 2018.

_____
Notary Public

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

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

True Copy Certification

I, Yvette Meldrum, 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.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021