Karen Y Johnson Davidson County
Batch# 156922 DEEDWARR
11/05/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20181105-0109729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Stacey Palmer
Affiant

Subscribed and sworn to before me this 31st day of October 2018.

Lauren Jones
Notary Public
My Commission expires: 10/17/21
(Affix Seal)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
C&C One, LLC	New Owner	10808008800 and 108080021800
304 Dillehay Court		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BGL Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C&C ONE, LLC, a Tennessee limited liability company** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

3224 Trails End Lane Nashville, TN 37214. Map & Parcel 10808008800.

Land in Davidson County, Tennessee, being Lot No. 246A, Zone Lot Division, Lot Nos. 244, 245 and 246, Section 2, on the Plan of Larchwood, of record in Book 5800, Page 280, Amending Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne J. Flatt and Sarah M. Trahern, husband and wife, from Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust, by deed on February 27, 2014, of record in Instrument Number 20140303-0017623, Register's Office for Davidson County, Tennessee. Further conveyed to BGL Properties, LLC from Wayne J. Flatt and Sarah M. Trahern, husband and wife, by Quitclaim Deed on March 7, 2014, of record in Instrument Number 20140321-0023433, Register's Office for Davidson County, Tennessee.

3226 Trails End Lane Nashville, TN 37214. Map & Parcel 10808021800.

Land in Davidson County, Tennessee, being Lot No. 246B, Zone Lot Division, Lot Nos. 244, 245 and 246, Section 2, on the Plan of Larchwood, of record in Book 5800, Page 280, Amending Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne J. Flatt and Sarah M. Trahern, husband and wife, from Albert A. Schloezer, Trustee and Kathy A. Schloezer, Trustee of the Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust, by deed on February 26, 2014, of record in Instrument Number 20140227-0017132, Register's Office for Davidson County, Tennessee. Further conveyed to BGL Properties, LLC from Wayne J. Flatt and Sarah M. Trahern, husband and wife, by Quitclaim Deed on March 7, 2014, of record in Instrument Number 20140321-0023433, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Pages 57, 58 and 59, amended in Book 5800, Page 280, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3224 and 3225 Trails End Lane, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 31, 2018.

BGL PROPERTIES, LLC

By: Wayne Flatt, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Wayne Flatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member of BGL Properties, LLC..,** the within named bargainor, a limited liability company, and that as **Managing Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **BGL Properties, LLC** as **Managing Member.**

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

Notary Public

My commission expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

