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

Karen Y Johnson Davidson County
Batch# 170894 DEEDWARR
12/06/2018 08:52:52 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181206-0118805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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:	MAP-PARCEL NUMBERS
Alec Sole AKA Alec L Sole and Hanna Sole AKA Hanna M Sole, husband and wife	New Owner	119-02-0-129.00
	(NAME)	
103 Evelyn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of 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., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alec Sole AKA Alec L Sole and Hanna Sole AKA Hanna M Sole, husband and wife, 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. 32 AND THE WESTERLY 16 FEET OF LOT NO. 33, AS SHOWN ON THE MAP ENTITLED MAP OF SUBDIVISION OF LOTS NO. 7-8-9 & 10 AND PART OF 6-11-12 & 13, CUMBERRLAND NURSERIES PLAN, OF RECORD IN PLAT BOOK 332, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC., BY DEED FROM JESSICA LYNNE CARTER, OF RECORD IN INSTRUMENT NO. 20170717-0071397, SAID REGISTER'S OFFICE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019 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 103 Evelyn Drive, Nashville, TN 37210
(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 29th day of November, 2018.

WARRANTY DEED
(Continued)

C & C Residential Properties, Inc.

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., the within named bargainor, a Texas 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. as Director.

Witness my hand and official seal, at office, on this the 29th day of November, 2018.

_____
Notary Public

My commission expires: 4-12-22

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

NOTARY PUBLIC STATE OF TEXAS
MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839