Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1812 00536

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182361 DEEDWARR
01/10/2019 10:32:31 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190110-0002693

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
David Reese Lewis, III, a married man	Same (NAME)	043-12-0-059.00 AND 043-1
118 Vandiver Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37115 (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., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Reese Lewis, III, a married 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 KNOWN AS LOT NO. 14 AND 15 ON THE UNRECORDED MAP OF THE VANDIVER SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE JULY 1944 BY EWELL ANDERSON SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF VANDIVER DRIVE, AT THE CORNER OF LOTS 15 AND 16, THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 199.8 FEET TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE DOWN SAID RIVER, SOUTHEASTERLY 100.2 FEET TO THE CORNER OF LOT NO. 13; THENCE WITH THE LINE BETWEEN LOTS NO. 13 AND 14, SOUTHWESTERLY 214 FEET TO THE NORTHEASTERLY MARGIN OF VANDIVER DRIVE; THENCE WITH THE SAME 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC. BY WARRANTY DEED FROM MARIA ANDRUSCHENKO AND HUSBAND, JEFF THORNHILL, OF RECORD IN INSTRUMENT NO. 20171220-0129490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 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 118 Vandiver Drive, Madison, TN 37115
(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 8th day of January, 2019.

WARRANTY DEED
(Continued)

C&C Residiential 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 8th day of January, 2019.

_____
Notary Public
My commission expires: 4-12-22

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