Name and Address of New Owner:
C&F Investment, LLC
4001 Paperbirch Drive
Smyrna, TN 37167

Send Tax Bills To:
C&F Investment, LLC
4001 Paperbirch Drive
Smyrna, TN 37167

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 211345 DEEDWARR
03/29/2019 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $3,241.20
20190329-0028302

Map & Parcel No: 149-00-0-167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Annette Wileczek and Andrew J. Wileczek, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **C&F Investment, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the second, formerly the fifth Civil District of Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr. & Co., dated March 10, 1977 as follows:

Said tract of land begins at an iron pin in the Southwesterly margin of Murfreesboro Road at the Northeasterly corner of the Houston Wrecker Service of record in Book 5036, Page 61, Register's Office for Davidson County; thence with the Southwesterly margin of Murfreesboro Road South 45 degrees 25 minutes 199.26 ft. to an iron pin on said margin; thence South 53 degrees 35 minutes West 250.51 ft. part of which is along a fence to an iron pipe set at fence corner; thence with Flo H. Jennison's property of record in Book 3874, Page 491, South 52 degrees 37 minutes 30 seconds West 165.58 ft. along said fence to an iron pin at a fence corner; thence with said fence North 43 degrees 16 minutes 57 seconds West 201.02 ft. to a corner post; thence North 53 degrees 35 minutes east 408.93 ft., the last part of which is along the Houston Wrecker Service line, to the point of beginning, and containing 1.86 acres, more or less.

Also conveyed is an easement reserved for sewer line privileges to give the tract of land herein described and conveyed access to sewer line service, together with the right of inspecting, maintaining and repairing said sewer line. The easement is on the following described property:

Beginning 280.0 feet in a direction of South 89° 24' East, from the point of beginning, of the Albright tract of land described in Book 4948, Page 504, Register's Office for Davidson County, Tennessee; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

Being the same property conveyed to Mary Annette Wileczek and husband, Andrew J. Wileczek, from Creager Part B. LLC, by Quitclaim Deed dated May 22, 2018, recorded May 25, 2018, and of record at Instrument Number 20180525-0050388, Register's Office, 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, plus any penalties and interest which may accrue.

THIS IS IMPROVED PROPERTY KNOWN AS: 2729 MURFREESBORO PIKE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2019.

Mary Annette Wileczek (SEAL)

Andrew J. Wileczek (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of March, 2019, before me personally appeared Mary Annette Wileczek and Andrew J. Wileczek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of March, 2019.

Notary Signature
My commission expires: 3-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $876,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of March, 2019.

Notary Public
My commission expires: 5-3-2021
File No. 2019-54



ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

