Karen Johnson Davidson County
Batch# 219975 **DEEDWARR**
04/22/2019 09:35:54 AM 5 pgs
Fees: $28.00 Taxes: $264.55

20190422-0036179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Marjorie Greer Jones
Affiant

Subscribed and sworn to before me, this 16TH DAY OF APRIL, 2019.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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
C & C Residential Properties, Inc.	NEW OWNER (NAME)	168 00 0 117.00
13465 Midway Road, Ste 102 (ADDRESS)	(ADDRESS)	168-00-0-117.00
Dallas, TX 75244 (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 Marjorie Greer Jones, Deborah Greer Quigley, Nancy Greer Rainey, Ben Michael Greer, Sandy Greer Sharp, * and Cathryn Armistead, Convservator for Stanley J. Greer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C & C Residential Properties, Inc., 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:

* Sandy Greer Sharp aka Sandy Sharp

TRACT I

LAND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, ON THE HESTER BEASLEY ROAD NEAR LINTON, SAME BEING A PORTION OF THE 25 ACRE TRACT CONVEYED TO ARLIE H. SMITH, SR. AND WIFE MARY ANN SMITH, BY INSTALLMENT DEED DATED JANUARY 10TH, 1949, BEGINNING AT A SUGAR TREE, THE NORTHWEST CORNER OF THE ORIGINAL TRACT OF 96 - 23/100 ACRES. SAME BEING MORTON'S AND BAUGH'S CORNER, THENCE NORTH 586 1/2 DEGREES EAST, 26.8 POLES TO A PILE OF STONES, THENCE NORTH 543 EAST FOUR POLES TO A STAKE IN BRANCH WITH SYCAMORE CORNERS, IN ARCHIE GREER'S LINE. THENCE UP SAID BRANCH AND WITH SAID GREER'S SOUTHWESTERLY BOUNDARY LINE, SOUTH 42 DEGREES, EAST 5.8 POLES TO A STAKE. THENCE SOUTH 60 DEGREES EAST WITH BRANCH AND ARCHIE GREER'S LINE, NINE POLES TO A STAKE IN BRANCH WITH A SWEET GUM CORNER, THENCE SOUTH 42 DEGREES WEST 12 POLES MORE OR LESS TO AN IRON PIN, WITH RED OAK, ASH AND CEDAR CORNERS, THENCE SOUTH 86 4 DEGREES WEST 32 POLES MORE OR LESS TO A LEANING SUGAR TREE IN THE MORTON AND BAUGH LINE. THENCE NORTH 5 DEGREES EAST, RUNNING WITH MORTON AND BAUGH'S LINE, 20 POLES TO THE BEGINNING AT THE SUGAR TREE. CONTAINING THREE ACRES BE IT MORE OR LESS, BY SURVEY OF H.S. HUTCHISON, APRIL 2, 1949.

BEING THE SAME PROPERTY CONVEYED TO BEN F. GREER AND WIFE FRANCES PEACH GREER, BY DEED FROM ARLIE H. SMITH AND WIFE, MARY ANN SMITH, OF RECORD IN BOOK 1729, PAGE 9, DATED APRIL 5, 1949, SAID REGISTER'S OFFICE. BEING FURTHER CONVEYED TO BEN F. GREER, BY FINAL DECREE FROM FRANCES PEACH GREER, OF RECORD IN BOOK 4637, PAGE 975, SAID REGISTER'S OFFICE. THE SAID BEN F. GREER HAVING SINCE DIED ON APRIL 21, 2001 DEVISING SUBJECT PROPERTY TO RONNELLE FITCH GREER, DEBORAH GREER QUIGLEY, BEN MICHAEL GREER, NANCY GREER RAINEY, MARJORIE GREER JONES AND STANLEY JASPER GREER AND SANDY GREER SHARP, HIS HEIRS AT LAW. FOR FURTHER REFERENCE SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20011203-0132170 AND CORRECTED IN INSTRUMENT NO. 20190422-0036176, SAID REGISTER'S OFFICE. RONNELLE FITCH GREER FURTHER CONVEYED HIS INTEREST TO BEN MICHAEL GREER, NANCY GREER RAINEY AND MARJORIE GREER JONES, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20020311-0029843, DATED MARCH 2, 2002, SAID REGISTER'S OFFICE. STANLEY JASPER GREER AKA STANLEY J. GREER WAS SINCE ADJUDICATED INCOMPETENT BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 18P-2087. BY FURTHER ORDER ENTERED 4/9/2019, SAID COURT RATIFIED THE WITHIN SALE AND AUTHORIZED CATHRYN ARMISTEAD, CONSERVATOR, TO EXECUTE THE WITHIN CONVEYANCE OF HIS INTEREST.

TRACT II

LAND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A

WARRANTY DEED
(Continued)

SASSAFRAS ON THE SOUTH SIDE OF A BRANCH, ALSO BEN F. GREER'S CORNER; THENCE WITH SAID BEN F. GREER'S LINE, NORTH 85 DEGREES WEST 200 FEET TO A POINT; THENCE NORTH 5 DEGREES EAST 305 FEET TO A STAKE IN THE BRANCH; THENCE UP SAID BRANCH, SOUTH 46 DEGREES EAST 148 4 FEET TO A POINT, THENCE SOUTH 2 DEGREES EAST 181 4 FEET TO A POINT; THENCE SOUTH 32 DEGREES WEST 66 FEET TO THE POINT OF BEGINNING AND CONTAINING ONE ACRE, MORE OR LESS. SURVEYED BY LEWIS KING, JULY 25, 1970.

BEING THE SAME PROPERTY CONVEYED TO BEN F. GREER, BY DEED FROM SALLIE MORTON, OF RECORD IN BOOK 4436, PAGE 441, DATED AUGUST 5, 1970, SAID REGISTER'S OFFICE. HE SAID BEN F. GREER HAVING SINCE DIED ON APRIL 21, 2001, DEVISING SUBJECT PROPERTY TO RONNELLE FITCH GREER, DEBORAH GREER QUIGLEY, BEN MICHAEL GREER, NANCY GREER RAINEY, MARJORIE GREER JONES AND STANLEY JASPER GREER AND SANDY GREER SHARP, HIS HEIRS AT LAW. FOR FURTHER REFERENCE SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20011203-0132170 AND CORRECTED IN INSTRUMENT NO. _____, SAID REGISTER'S OFFICE. RONNELLE FITCH GREER FURTHER CONVEYED HIS INTEREST TO BEN MICHAEL GREER, NANCY GREER RAINEY AND MARJORIE GREER JONES, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20020311-0029843, DATED MARCH 2, 2002, SAID REGISTER'S OFFICE. STANLEY JASPER GREER AKA STANLEY J. GREER WAS SINCE ADJUDICATED INCOMPETENT BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 18P-2087. BY FURTHER ORDER ENTERED 4/3/2019, SAID COURT RATIFIED THE WITHIN SALE AND AUTHORIZED CATHRYN ARMISTEAD, CONSERVATOR, TO EXECUTE THE WITHIN CONVEYANCE OF HIS INTEREST.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

GRANTOR WARRANTS THAT HE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY MARITAL RIGHT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 9208 Hester Beasley Road, Nashville, TN 37221
(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 16th day of April, 2019.

Marjorie Greer Jones

Marjorie Greer Jones

Deborah Greer Quigley

Deborah Greer Quigley

Nancy Greer Rainey

Nancy Greer Rainey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marjorie Greer Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2019.

Mary Burbright

Notary Public

WARRANTY DEED
(Continued)

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Greer Quigley, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Greer Rainey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

Ben Michael Greer by Marjorie Greer Jones, as Attorney in Fact

Ben Michael Greer by Marjorie Greer Jones, as Attorney in Fact

Sandy Sharp by Marjorie Greer Jones, as Attorney in Fact

Sandy Sharp by Marjorie Greer Jones, as Attorney in Fact

State of Tennessee
County of Davidson

On this the 16th day of April, 2019, before me, a Notary Public, in and for said County and State, personally appeared Marjorie Greer Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ben Michael Greer, acknowledged that such persons executed the same as the free act and deed of the said Ben Michael Greer.

Witness my hand and official seal, this the 16th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

State of Tennessee
County of Davidson

On this the 16th day of April, 2019, before me, a Notary Public, in and for said County and State, personally appeared Marjorie Greer Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sandy Sharp, acknowledged that such persons executed the same as the free act and deed of the said Sandy Sharp.

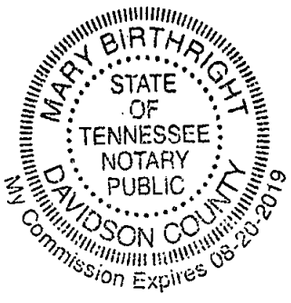
WARRANTY DEED
(Continued)

Witness my hand and official seal, this the 16th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)



Cathryn Armistead, Conservator for Stanley J. Greer

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Conservator of Stanley J. Greer, and in her capacity as such Conservator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 16th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

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

WARRANTY DEED
(Continued)

executed the foregoing instrument on behalf of Sandy Greer Sharp, acknowledged that such persons executed the same as the free act and deed of the said Sandy Greer Sharp.

Witness my hand and official seal, this the 16th day of April, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

as Conservator for S. Greer

Cathryn Armistead, Conservator for Stanley J. Greer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Conservator of Stanley J. Greer, and in her capacity as such Conservator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 16th day of April, 2019.

Virginia Leigh McWhorter
Notary Public

My Commission Expires: 5-2-2022

(SEAL)

VIRGINIA LEIGH MCWHORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

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