PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF APRIL, 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 222150 DEEDWARR
04/26/2019 08:47:51 AM 2 pgs
Fees: $13.00 Taxes: $1,000.85

20190426-0038373

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
[illegible] Mt. Mills Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Momsen Adam Davenport	NEW OWNER	161-06-0A-002.00 CO
1117 Thorncrest Rd (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37211 (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 Amy Momsen , An Unmarried Woman and Adam Davenport, An Unmarried Man, Joint Tenants with right of survivorship, 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:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 2 OF OAKHILL TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING OAKHILL TOWNHOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20070614-0071397, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "A-1" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC., BY WARRANTY DEED FROM LAUREN HIMEBAUGH N/K/A LAUREN HAYS, JOINED BY HER HUSBAND JOSEPH HAYS, OF RECORD IN INSTRUMENT NO. 20190107-0001497, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2019 TAXES 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 1117 Thorncrest Road, Nashville, TN 37211
(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.

C & C Residential Properties, Inc.

WARRANTY DEED

(Continued)

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 25th day of April, 2019.

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

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

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