(1)

Karen Johnson Davidson County
Batch# 224786 DEEDWARR
05/02/2019 10:31:10 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190502-0040817

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-9-2020
(AFFIX SEAL)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

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
Angela Ballanger-Smith	New Owner (NAME)	
3141 Country Meadow Rd (ADDRESS)	(ADDRESS)	150-07-0-106.00
Antioch, TN 37013 (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,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angela Ballanger-Smith, 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. 156 ON THE PLAN OF THE COUNTRY, SECTION IV-A, OF RECORD IN BOOK 5200, PAGE 138 & 139, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO C & C RESIDENTIAL PROPERTIES, INC. BY WARRANTY DEED FROM GEORGE H. BETTIS, JR. AND TOSHA W. BETTIS, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20180921-0093780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 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 3141 Country Meadow Rd, Antioch, TN 37013
(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 24th day of April, 2019.

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 24th 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