This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191735

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$140,158.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2019.

Notary Public
My Commission Expires: 3/7/22

Karen Johnson Davidson County
Batch# 225974 **DEEDWARR**
05/06/2019 09:43:27 AM 3 pgs
Fees: $18.00 Taxes: $518.58

20190506-0041970

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2019, among:

BETTY JANE MCCLAIN FROGGE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

C & C RESIDENTIAL PROPERTIES INC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 72 feet on the Southerly side of Lucky Drive and runs back 164 feet on the Easterly line and 212 feet on the Westerly line to a dead line in the rear of which it measures 99 feet thereon.

Being the same property conveyed to Charles Wesley Frogge and wife, Betty M. Frogge by Warranty deed from Randall Phillips Builders, Inc of record in Book 3341, page 598, Register's Office for Davidson County, Tennessee, dated February 08, 1962 and recorded on February 14, 1962.

Being the same property conveyed to Betty Jane McClain Frogge by Quitclaim deed from Charles Wesley Frogge of record in Book 7764, page 833, Register's Office for Davidson County, Tennessee, dated January 13,1989 and recorded on February 02, 1989.

Being also known as 213 Lucky Dr Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Betty Jane McClain Frogge

Betty Jane McClain Frogge

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Betty Jane McClain Frogge, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: C & C Residential Properties Inc
Address: 213 Lucky Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: C & C Residential Properties Inc
Address: 13465 Midway Rd Suite 102
City, State, Zip: Dallas, TX 75244

Tax ID: 148-01-0-069.00