WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3057834

Return to:

Karen Johnson Davidson County
Batch# 256770 DEEDWARR
07/15/2019 10:23:48 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20190715-0068733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 232,500.00.

Affiant

Subscribed and sworn to me, this the 3 day of July, 2019.

Notary Public

My commission expires: 4/6/21

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:
590 Highcrest Drive
NASHVILLE, TN 37211

Parcel ID:
147-14-0-040.00

Property owner:

CBF Holdings, LLC
27 Emerald Gardens
Odesa, TX 79762

Mail tax bills to:

NEW OWNER

THIS INDENTURE is made effective the 3rd day of July, 2019, by **Brandon Harwood and Sydney Harwood, husband and wife,** First Parties, for the purpose of conveying the premises described herein to CBF Holdings, LLC, a Texas limited liability company, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Harwood and Sydney Harwood, husband and wife by Warranty deed from Andrew J. Flanigan and wife, Katherine A. Flanigan of record in Instrument No. 20170103-0000196 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 3, 2017. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 590 Highcrest Drive, Nashville, Tennessee 37211.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Brandon Harwood

Sydney Harwood

STATE OF South Carolina)
COUNTY OF Horry)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Brandon Harwood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Horry County, this the 10th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 11-13-28

AMY LENNON My Commission Expires NOTARY PUBLIC 11-13-2028 STATE OF SOUTH CAROLINA

STATE OF South Caroline)
COUNTY OF Horry)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sydney Harwood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Horry County, this the 10th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 11-13-28

AMY LENNON My Commission Expires NOTARY PUBLIC 11-13-2028 STATE OF SOUTH CAROLINA

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Subject to all matters shown on the Plan of record in Plat Book 2331, Page 82-84; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictions of record in Book 2481, Page 499; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6021, Page 857, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.