This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192004

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 **$145,000.00** 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 31st day of July, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 265187 **DEEDWARR**
08/01/2019 11:07:52 AM 3 pgs
Fees: $18.00 Taxes: $536.50

20190801-0076036

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2019, among:

SHERRY C. BAKER, INDIVIDUALLY AND ADMINISTRATOR OF THE ESTATE OF JACQUELINE L HART, DECEASED

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

AND

C & C RESIDENTIAL PROPERTIES, INC
A Texas corporation

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. 170-B, Zone lot division, Lot 170, Shepherd Hills, Section 5, of record in Book 2854, Page 119 and Amended in Book 6900, Page 126, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline L. Carter, unmarried by Warranty Deed from Rivergate Realty, Inc., dated December 22, 1988 and recorded January 13, 1989 in Book 7750, Page 927, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael L. Hart and Jacqueline C. Hart, husband and wife, by Quitclaim Deed from Jacqueline L. Carter, a married woman, dated November 15, 2004 and recorded November 30, 2004 in Instrument No. 20041130-0142094 and re-recorded in Instrument No. 20060928-0119935, regarding Lot No. error, September 28, 2008, Register's Office of Davidson County, Tennessee.
Michael L. Hart having died March 7, 2012
Jacqueline C. Hart aka Jacqueline L. Hart having died October 11, 2018.
Being the same property devised to Sherry C. Baker as her heir at law pursuant to the Petition to Administer Estate of Jacqueline L Hart, admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 18P1969

Known as 2130 East Hill Drive, Madison, TN 37115

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.

Estate of Jacqueline L. Hart

BY: _____

Sherry C. Baker, Individually and Administrator of The Estate of Jacqueline L. Hart

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, SHERRY C BAKER , 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 she to be the Administrator The Estate of Jacqueline L Hart, the within named bargainor, and that she as such administrator, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: C & C Residential Properties, Inc.
Address: 2130 E. Hill Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

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

Tax ID: 034-03-0-125.00