Karen Johnson Davidson County
Batch# 280321 DEEDWARR
09/04/2019 08:26:45 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20190904-0088864

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35015-08-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2019.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caitlin McCormick Richard McCormick 4100 Hutson Avenue Nashville, TN 37216	new owners	Map and Parcel No.: 061 06 0 065 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C & A Brentwood LLC, a Tennessee limited liability company ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Richard McCormick and Caitlin McCormick, husband and wife (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4100 Hutson Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-19-4100

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized representatives, on the 29th day of August, 2019.

GRANTOR:

C & A Brentwood LLC
a Tennessee limited liability company

By:_____
Adam Weaver, Member

By:_____
Cosmo C. Conte, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Adam Weaver and Cosmo C. Conte, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of C & A Brentwood LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2019.

_____
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 215 and the Northerly 30 feet of Lot No. 216 on the Map of Maplewood Heights 2nd Subdivision, of record in Plat Book 547, Pages 103 and 104, Register's Office, Davidson County, Tennessee.

Said Lot No. 215 and part of Lot No. 216 together front 130 feet on the Westerly margin of Hutson Avenue and run back between parallel lines, 300 feet to a dead line in the rear, whereon they measure 130 feet.

Being the same property conveyed to C & A Brentwood, LLC, a Tennessee limited liability company, by deed dated August 2, 2018 from Glenda S. Case, unmarried, of record in Instrument No. 20180802-0076007, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 061 06 0 065 00.
2. Restrictive covenants contained in an instrument of record in Book 5248, page 408, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 547, pages 103-104, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the waters of the Stream running through rear of property, and the rights of the public therein.