This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192137

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 **$117,500.00** 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 9th day of September, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 284656 **DEEDWARR**
09/12/2019 10:11:24 AM 2 pgs
Fees: $13.00 Taxes: $434.75

20190912-0092422

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

WARRANTY DEED

THIS INDENTURE, made this 9th day of September, 2019, among:

FRANCES L. JACKSON, EXECUTRIX OF

THE ESTATE OF LELA FRANCES BARNES

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. 8 on the Plan of Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision of record in Plat Book 843, Page 79, 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 No. 8 fronts 94 feet on the Westerly side of Peter Pan Street and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Charles Donald Barnes and wife, Frances Barnes by Warranty deed from Dan L. Locke and wife, Inita Johnson Locke of record in Book 3801, page 576, Register's Office for Davidson County, Tennessee, dated August 13, 1964 and recorded on August 14, 1964. The said Charles Donald Barnes having since died vesting fee simple title unto his wife, Frances Barnes as surviving tenant by the entirety. Frances Barnes being one and the same person as Lela Frances Barnes. The said Lela Frances Barnes having died testate on December 19, 2018 and the Will of Lela Frances Barnes of record in the Chancery (Probate) court for Sumner County authorized Frances L. Jackson as Executrix to sell and convey subject property.

Being also known as 1112 Peter Pan St Madison, Tennessee 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.

Frances L. Jackson

Frances L. Jackson, Executrix

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Frances L. Jackson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be Executrix of the Estate of Lela Frances Barnes, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained, by signing her name as Executrix.

Witness my hand and official seal this 9th day of September, 2019.

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

Notary Public
My Commission Expires: 3-9-23

Owner Name & Property Address:

Name: C & C Residential Properties Inc.
Address: 1112 Peter Pan St
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 752944

Tax ID: 052-09-0-056.00