This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192160

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 **$280,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Pamela Kaye Page Bruce
Affiant

Sworn to and subscribed before me this 23rd day of September, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 292263 **DEEDWARR**
09/27/2019 10:32:44 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20190927-0098469

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of September, 2019, among:

PAMELA KAYE PAGE BRUCE, TRUSTEE OF THE EDNA PAGE FAMILY TRUST U/A/D DECEMBER 28, 2015

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. 311 on the Plan of Final Plat of Horton Heights, Section J of record in Plat Book 2133, Page 68, 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. 311 fronts 63.8 feet on the Easterly side of Lansing Drive and extends back 211.2 feet on the Northerly line and 308 feet on the Southerly line to a dead line, measuring 303.6 feet thereon.

Being the same property conveyed to Herbert W. Page and wife, Edna Earle Page by Warranty deed from M. Frank Lowrey and wife, Lena W. Lowrey of record in Book 4266, page 413, Register's Office for Davidson County, Tennessee, dated September 05, 1968 and recorded on September 06, 1968.

Being the same property conveyed to Edna Earle Page by Quitclaim deed from Herbert W. Page of record in Book 8308, page 493, Register's Office for Davidson County, Tennessee, dated March 12, 1991 and recorded on March 13, 1991.

Being the same property conveyed to Michael W. Page, Trustee of the Edna Page Family Trust, U/A/D December 28, 2015 by Quitclaim deed from Edna Earle Page of record in Instrument No. 20160108-0002075 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on January 08, 2016. The said Michael W Page have died on or about November 09, 2017 leaving Pamela Kaye Page Bruce as Trustee.

Being also known as 6411 Lansing Dr Nashville, Tennessee 37209.

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.

Pamela Kaye Page Bruce, Trustee of the Edna Page Family Trust U/A/D December 28,2015

BY: Pamela Kaye Page Bruce
Pamela Kaye Page Bruce, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Pamela Kaye Page Bruce, Trustee of the Edna Page Family Trust U/A/D December 28,2015, 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 23rd day of September, 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: 6411 Lansing Dr
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

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

Tax ID: 102-08-0-023.00