This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$235,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192215	Affiant Sworn to and subscribed before me this 8th day of October, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 8th day of October, 2019, among:

Karen Johnson Davidson County
Batch# 300163 **DEEDWARR**
10/14/2019 09:02:11 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20191014-0104814

CARRIE M BULLA KNA CARRIE MORAN

AN UNMARRIED WOMAN

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. 1B on the Plan of Horton Heights, Section I of record in Plat Book 2133, Page 28, 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 1 B fronts 115.0 feet on an access road adjacent to Charlotte Pike, which road serves Lots 1-10, and runs back between an Easterly line measuring 342.0 feet and a Westerly line measuring 342.7 feet, to a rear line measuring 128.0 feet.

Being the same property conveyed to Carrie M. Bulla by Warranty deed from James W. Creasey Jr., and wife, Rebecca J. Creasey of record in Book 5061, page 737, Register's Office for Davidson County, Tennessee, dated August 20, 1976 and recorded on August 24, 1976.
Being Carrie M Bulla having divorced on or about April 26, 2005. The herein described property is not now nor ever has been the principal place of residence of the Grantor or Grantors spouse herein.

Being also known as 6419 Charlotte Rd Circle 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.

Carrie Moran

Carrie Moran

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Carrie Moran, 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 8th day of October, 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: 6419 Charlotte Rd Circle
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: 102-04-0-106.00