Karen Johnson Davidson County
Batch# 309981 DEEDWARR
11/04/2019 09:06:36 AM 3 pgs
Fees: $18.00 Taxes: $443.63
20191104-0113111

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192330

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 **$119,900.00** 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 October, 2019.

Notary Public

My Commission Expires: 4-12-22

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

WARRANTY DEED

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

C & C RESIDENTIAL PROPERTIES, INC.

A TEXAS CORPORATION

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

AND

GREAT LAKES INVESTMENTS, LLC

A Tennessee limited liability company

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. The said Lela Frances Barnes died 12/19/2018 and by her Last Will and Testament probated in Chancery (Probate) Court Sumner County appointed Frances L. Jackson as Executrix of her Estate.

Being the same property conveyed to C & C Residential Properties, Inc by Warranty deed from Frances L. Jackson, Executrix of The Estate of Lela Frances Barnes of record in Instrument No. 20190912-0092422 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 12, 2019.

Being also known as 1112 Peter Pan Street 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.

C & C Residential Properties, Inc.

BY: _____
Charles E Carrier

State of Texas
County of Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Charles E Carrier*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***C & C Residential Properties, Inc.*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

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

_____
Notary Public
My Commission Expires: 4-12-22

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 989839

Owner Name & Property Address:

Name: Great Lakes Investments, LLC
Address: 1112 Peter Pan Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Great Lakes Investments, LLC
Address: 1003 Woods Lake Dr
City, State, Zip: Madison TN 37115

Tax ID: 052-09-0-056.00