Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM TWO-19-6220

| | |
|---|---|
| This Instrument Prepared By ~~and Returned To:~~<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20192294<br><br>~~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 ~~$235,000.00~~ which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>236,250.00<br>Affiant<br><br>Sworn to and subscribed before me this 8th day of November, 2019.<br><br>Notary Public<br>My Commission Expires: _____ |

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 317095 DEEDWARR
11/18/2019 03:05:52 PM 2 pgs
Fees: $13.00 Taxes: $874.12

20191118-0118868

**THIS INDENTURE**, made this 8th day of November, 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

**KEVIN TELLES, SINGLE AND LESLIE VETTER, SINGLE AND ELLA ROBERTS, SINGLE as Tenants in Common with Rights of Survivorship**

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. 12 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to John T. Phillips, unmarried by Warranty deed from Lisa Morgan Phillips, unmarried of record in Instrument No. 20060821-0102449 Register's Office for Davidson County, Tennessee, dated August 09, 2006 and recorded on August 21, 2006.**

**Being the same property conveyed to C & C Residential Properties, Inc., by Warranty deed from John T. Phillips and wife, Marcie G. Phillips of record in Instrument No. 20190411-0033019 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 2019.**

**Being also known as 6220 Laredo Ave 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.

## 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 8th day of November, 2019.

_____
Notary Public
My Commission Expires: 4-12-18

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

**Owner Name & Property Address:**

Name: Kevin Telles, Leslie Vetter, and Ella Roberts
Address: 6220 Laredo Ave
City, State, Zip: Nashville, TN 37209

**Responsible Party For Taxes:**

Name: Kevin Telles, Leslie Vetter, and Ella Roberts
Address: Same
City, State, Zip: _____

**Tax ID: 091-05-0-031.00**