STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Millie Brown

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23 day of Dec, 2019.

Notary Public

My Commission Expires: 8/11/21

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE CITY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 335196 DEEDWARR
12/27/2019 10:18:03 AM 9 pgs
Fees: $48.00 Taxes: $499.50

20191227-0133776

ADDRESS NEW OWNER(S) AS FOLLOWS:
C & C Residential Properties, Inc.
13465 Midway, Suite 102
Dallas, TX 75244

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

16202013000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Sierra Club Foundation, World Wildlife Fund, The Nature Conservancy, Nashville Public Television, American Society for the Prevention of Cruelty to Animals and the Pet Community Center,** the devisees under the Last Will and Testament of Wanda Couey hereinafter referred to as **Grantors**, hereby transfer and convey to **C & C Residential Properties, Inc.,** a Tennessee corporation, hereinafter referred to as **Grantee,** its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 135 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, page 135 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Wanda Faye Couey by deed from Brenda Francine Simpson and Teresa Kenney Co-Executors of the Estate of Francis J. Burton of record in Instrument No. 20140227-0016838 Register's Office for Wilson County, Tennessee. Wanda Faye Couey having since died vesting the property in Sierra Club, World Wildlife Fund, The Nature Conservancy, Nashville Public Television, American Society for the Prevention of Cruelty to Animals and the Pet Community Center as devisees under the Last Will and Testament of Wanda Couey of record in Docket No. 19P939 Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Plan of record in Plat Book 3700, page 135 Register's Office for Davidson County, Tennessee.

2. County and/or City taxes for the year(s) 2020 and thereafter, a lien not yet due and payable for which Grantee has assumed payment therefore.

This is improved property known as 4054 Darlene Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever. The Property described herein is being conveyed as is, where is, and this conveyance is made without express or implied warranties or representations. No warranty or representation is made with respect to title to the Property. Furthermore, no warranty or representation is made with respect to the zoning of the Property, condition of the Property or any of its component parts or contents, or with respect to fitness of the Property or any of its component parts or contents for any particular use, purpose, or condition. This conveyance is made upon the express assumption that Grantee has examined the Property or has had the Property examined prior to the date hereof and that Grantee is satisfied with the condition of the Property. Grantee waives (a) all claims and all causes or rights of action which Grantee has or may have against Grantor and Grantor's ancestors in title with respect to the Property, including without limitation and by way of illustration, conditions, defects or deficiencies, or the unsuitability of the Property for Grantee's intended use, (b) all claims under environmental laws, or any other applicable federal, state or local laws, rules, ordinances, permits, approvals, orders or regulations as they now exist or may subsequently be modified, supplemented or amended, and (c) all claims and all causes or rights of action that Grantee has or may have under applicable laws, rules and regulations pertaining to access to, and employment in, the Property by disabled or disadvantaged persons. Grantee acknowledges and declares that, except as herein stated, neither Grantor nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of Grantor, has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which Grantee has relied, concerning the existence or non-existence of any quality, characteristic, or condition of the Property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand effective the 9 day of December, 2019.

The Pet Community Center

Natalie Corwin

By: Natalie Corwin
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie Corwin with whom I am personally acquainted, (or who proved himself to me on the basis of reasonable evidence), and who proved himself to be the Authorized Agent of The Pet Community Center, the bargainor, and who, being authorized to do so, acknowledged he/she executed the forgoing instrument for the purposes therein contained.

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

Kailey Rozell

Notary Public

My Commission Expires: September 7 2021

KAILEY ROZELL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2021
DAVIDSON COUNTY

Witness my hand effective the 23 day of Dec, 2019.

American Society for the Prevention
Of Cruelty to Animals

By: Beverly J. Jones
Its: Senior Vice President & Chief Legal Officer

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly J. Jones, with whom I am personally acquainted, (or who proved himself to me on the basis of reasonable evidence), and who proved herself to be the Senior Vice President & Chief Legal Officer for the American Society for the Prevention of Cruelty to Animals, the bargainor, and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of November, 2019.

Notary Public

My Commission Expires: July 7, 2022

ADONIA DAVID
Notary Public, State of New York
No. 02DA6307322
Qualified in Bronx County
Commission Expires 07/07/2022

Witness my hand effective the 4th day of December, 2019.

Nashville Public Television

By: **Kevin Crane**
Its: **President and Chief Executive Officer**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Crane, with whom I am personally acquainted, (or who proved himself to me on the basis of reasonable evidence), and who proved himself to be the President and Chief Executive Officer of Nashville Public Television, the bargainor, and who, being authorized to do so, acknowledged he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2019.

Notary Public

My Commission Expires: 7/5/21

BEATRICE H. PILKENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Witness my hand effective the 22 day of November, 2019.

The Nature Conservancy

By: Kay V. Pitches
Its: Deputy Estate Administrator

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kay V. Pitches, with whom I am personally acquainted, (or who proved herself to me on the basis of reasonable evidence), and who proved herself to be the Deputy Estate Administrator of The Nature Conservancy, the bargainor, and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2019.

Abigail Wunder
Notary Public

My Commission Expires: 9/30/2022

ABIGAIL RENE WUNDER
NOTARY PUBLIC
REG. #7765167
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30. 2022

Witness my hand effective the 23 day of December, 2019.

World Wildlife Fund

By: **Toronda W. Sindler**
Its: **Trusts and Estates Administrator**

~~STATE OF~~ District of Columbia
~~COUNTY OF~~ _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toronda W. Sindler, with whom I am personally acquainted, (or who proved himself to me on the basis of reasonable evidence), and who proved herself to be the Trusts and Estates Administrator of World Wildlife Fund, the bargainor, and who, being authorized to do so, acknowledged he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November 2019.

Notary Public

My Commission Expires:

CYNTHIA L. SMITH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires May 14, 2023

CYNTHIA L. SMITH NOTARY PUBLIC EXP. 5-14-23 DISTRICT OF COLUMBIA

Witness my hand effective the 18 day of December, 2019.

The Sierra Club Foundation

By: Kevin McGahan
Its: Chief Financial Officer

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin McGahan with whom I am personally acquainted, (or who proved himself to me on the basis of reasonable evidence), and who proved himself to be the Chief Financial Officer of The Sierra Club Foundation, the bargainor, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of December, 2019.

DANIELLE D. MITCHELL
Notary Public - California
Alameda County
Commission # 2289367
My Comm. Expires May 20, 2023

Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On December 18, 2019 before me, Danielle Mitchell / Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kevin McGahan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIELLE D. MITCHELL
Notary Public - California
Alameda County
Commission # 2289367
My Comm. Expires May 20, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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