Karen Johnson Davidson County
Batch# 335909 DEEDWARR
12/30/2019 08:27:05 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191230-0134197

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192505

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.

Affiant

Sworn to and subscribed before me this 27th day of December, 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 27th day of December, 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

WINDSOR HOMES, 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. 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 C&C Residential Properties Inc. A Texas Corporation by Warranty deed from Pamela Kaye Page Bruce, Trustee of The Edna Page Family Trust U/A/D December 28, 2015 of record in Instrument No. 20190927-0098469 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 27, 2019.

Being also known as 6411 Lansing Drive, 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

ITS: President

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 27th day of December, 2019.

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

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

Owner Name & Property Address:

Name: Windsor Homes, LLC
Address: 6411 Lansing Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Windsor Homes, LLC
Address: 143 Windsor Drive
City, State, Zip: Nashville, TN 37205

Tax ID: 102-08-0-023.00