Karen Johnson Davidson County
Batch# 364638 DEEDWARR
02/27/2020 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,293.15
20200227-0021996

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202763

**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 **$349,500.00** 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 21sth day of February, 2020.

Notary Public

My Commission Expires: 4.12.22

STATE OF TEXAS NOTARY PUBLIC
MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

# WARRANTY DEED

**THIS INDENTURE**, made this 21st th day of February, 2020, among:

**C & C RESIDENTIAL PROPERTIES INC,**

**A TEXAS CORPORATION**

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

AND

**AMBER FRYMAN AND ROBERT FRYMAN**

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. 87 on the Map of Raymond Heights, record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 87 fronts 100 feet on the Southeasterly side of Lavergne Court, and runs back 164 feet on the Northeasterly line and 144.8 feet on the Southwesterly line, to a dead line in the rear, measuring 100 feet thereon.**

**Being the same property conveyed to Larry B. Daniels and wife, Bonnie J. Daniels by Warranty deed from Charles R. Gadsey and wife, Frances L. Gadsey of record in Book 3849, page 676, Register's Office for Davidson County, Tennessee, dated January 08, 1965 and recorded on January 11, 1965. The said Bonnie J. Daniels having predeceased her husband vesting fee simple title unto Larry B. Daniels as surviving tenant by the entirety. The said Larry Bruce Daniels died testate on September 1, 2017 and the Last Will and Testament of Larry Bruce Daniels, of record at case Number 17P2199 in the Probate Court for Davidson County, Tennessee, authorized Debra Kay Gray as Executrix to sell and convey subject property. Larry B. Daniels is one and the same as Larry Bruce Daniels.**

**Being the same property conveyed to C & C Residential Properties Inc., a Texas corporation by Warranty deed from Debra Kay Gray, Executrix of the Estate of Larry Bruce Daniels of record in Instrument No. 20190916-0093609 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 16, 2019.**

**Being also known as 1988 Lavergne Court Nashville, Tennessee 37210.**

**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 21st day of February, 2020.

_____
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: Amber Fryman and Robert Fryman
Address: 1988 Lavergne Court
City, State, Zip: Nashville, TN 37210

**Responsible Party For Taxes:**

Name: Same
Address: _____
City, State, Zip: _____

**Tax ID: 106-14-0-080.00**

# True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)