This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202791

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 $429,999.00 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 20th day of March, 2020.

Notary Public

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 20th day of March, 2020, among:

C AND C RESIDENTIAL PROPERTIES, INC., A TEXAS CORPORATION

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

AND

CHELSEA PECK AND LEON PECK, WIFE AND HUSBAND

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. 1B on the Plan of Horton Heights, Section 1 of record in Plat Book 2133, Page 28, 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 1 B fronts 115.0 feet on an access road adjacent to Charlotte Pike, which road serves Lots 1-10, and runs back between an Easterly line measuring 342.0 feet and a Westerly line measuring 342.7 feet, to a rear line measuring 128.0 feet.

Being the same property conveyed to C & C Residential Properties, Inc., a Texas Corporation by Warranty deed from Carrie M. Bulla kna Carrie Moran of record in Instrument No. 20191014-0104814 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 14, 2019.

Being also known as 6419 Charlotte Road Cir, 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.

Karen Johnson Davidson County
Batch# 375509 DEEDWARR
03/20/2020 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200320-0030905

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

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of C&C Residential Properties, Inc. and as such President, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 20 day of March, 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: Chelsea Peck and Leon Peck
Address: 6419 Charlotte Road Cir
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Chelsea Peck and Leon Peck
Address: 6419 Charlotte Road Cir
City, State, Zip: Nashville, TN 37209

Tax ID: 102-04-0-106.00

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY