THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027 Karen Johnson Davidson County Batch# 391558 **DEEDWARR** 04/24/2020 03:37:16 PM 2 pgs Fees: $13.00 Taxes: $388.50 20200424-0043430	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **105,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2020. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deirdre Bennett	new owners	MAP & PARCEL
555 North DuPont Avenue - D-76	527 Spencer Preserve Dr	043-10-0B-076.00-CO
Madison, TN 37115	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **C & G Holdings LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deirdre Bennett, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate situated in Davidson County, Tennessee, to-wit:

Being Unit No. D-76, Phase Two Madison Park Condominiums, as shown in the Master Deed of record in Book 55462, Page 614, corrected in Book 5608, Page 551, and amended in Book 8014, Page 416, (deed of record in Book 10042, Page 854 erroneously refers to plan of record in Book 5414, Page 743), In the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to C & G Holdings LLC, A Tennessee Limited Liability Company by Warranty deed from F & M Real Estate Transfer Corporation of record in Instrument No. 20140114-0003499 Register's Office for Davidson County, Tennessee, dated January 02, 2014 and recorded on January 14, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **555 North DuPont Avenue - D-76, Madison, TN 37115.**

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB1620-555-076

Witness my hand this the 20th day of April, 2020.

C & G Holdings LLC, a Tennessee limited liability company
BY: The Revocable Living Trust of Sandra Chamberlain
Its: Member

Sandra Chamberlain, Trustee
BY: Sandra Chamberlain, Trustee

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, personally appeared Sandra Chamberlain with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, **C & G Holdings LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of April, 2020.

My Commission expires 3/17/2023

Todd M. Graham
Notary Public

TODD M GRAHAM
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 563932
My Commission Expires
March 17, 2023