Karen Johnson Davidson County
Batch# 423493 DEEDWARR
06/23/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $488.40
20200623-0067354

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $132,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of June, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 12, 2022

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
C & C Residential Properties, Inc.	SAME AS NEW OWNER	05312009700
(NAME)	(NAME)	
13465 Midway Road Ste. 102		
(ADDRESS)	(ADDRESS)	
Dallas 75244		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christopher Ecclesine,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **C & C Residential Properties, Inc.**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF BLOCK 5 ON THE PLAN OF DABBS AND ELLIOTT'S SUBDIVISION, NO. 1 OF RECORD IN BOOK 547, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 2 FRONTS 50 FEET ON THE SOUTHEASTERLY SIDE OF 28TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 144 FEET TO AN ALLEY.

Being the same property conveyed to Christopher S. Ecclesine by deed from Capital Journey, LLC, dated 04/30/2018, of record in Instrument No. 20190319-0024843, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 112 28th Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of June, 2020.

Christopher Ecclesine

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Ecclesine, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY