Karen Johnson Davidson County
Batch# 464860 DEEDWARR
08/27/2020 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $549.45
20200827-0097010

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2020.

Notary Public
My commission expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Address of New Owner:	Send Tax Bills to:	Tax Information
C and C Ventures, LLC 115 Sheffield Lane Clinton, TN 37116	Same As New Owner	053-09-0A-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Prime and R Lynne Prime husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **C&C Ventures, LLC, a Tennessee limited liability Company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit Number 1430 of Neely's Bend Villas, a horizontal property regime established by Master Deed of record in Book 5625, page 1 and as amended in Book 6119, page 322 and Book 10268, page 492, the plat of which is of record in Plat Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Prime, married, by Warranty Deed from Gary Hutchinson and wife, Katherine Hutchinson, dated September 15, 2003 of record as Instrument No. 20030918-0138368, Register's Office for Davidson County, Tennessee.

R. Lynne Prime joins in executing this Warranty Deed to convey any and all marital rights it said property.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1430 E Cedar Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 24th day of August, 2020.

R Lynne Prime

Michael Prime

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R Lynne Prime and Michael Prime,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of August, 2020.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2020086761

Certificate of Authenticity

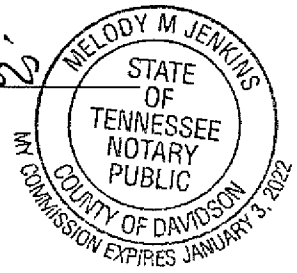
I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs 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: 1.3.2022.