THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 472887 DEEDWARR
09/10/2020 09:12:00 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20200910-0103010

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
CDS CAPITAL, LLC, a Delaware Limited Liability Company 320 Seven Springs Way, Suite 250 Brentwood, TN 37027-4572	CDS Capital, LLC 222 2nd Avenue South Suite 1700 Nashville, TN 37201	033-04-0-033.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT F. INGRAM AND SHARON INGRAM HOUSTON,** have this day bargained and sold, and do hereby transfer and convey unto the said **CDS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a 1.49 acre tract, more or less, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Book 2133, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to ROBERT S. INGRAM AND WIFE, JEAN H. INGRAM, by deed from JACK P. BRATTON AND WIFE, PATRICIA ANN BRATTON, of record in Book 2645, page 179, dated April 24, 1957, said Register's Office.

ROBERT S. INGRAM died on or about November 9, 1985, leaving JEAN H. INGRAM as the surviving tenant by the entirety.

JEAN H. INGRAM died testate on or about August 15, 2016, devising said property to ROBERT F. INGRAM AND SHARON INGRAM HOUSTON.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$40,000.00**.
Subscribed and sworn to before me
this 31 day of August, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is unimproved property located at 0 Draper Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 31 day of August, 2020.

ROBERT F. INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ROBERT F. INGRAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of August, 2020.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

Sharon Ingram Houston
SHARON INGRAM HOUSTON

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, Sharon Ingram Houston, **a Notary Public in and for said County and State, SHARON INGRAM HOUSTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Huntsville, Alabama, **this the** 28 **day of August, 2020.**

Daymis Ramirez Suarez
NOTARY PUBLIC

My Commission Expires 11/30/2022

My Commission Expires: _____

DAYMIS RAMIREZ SUAREZ
NOTARY PUBLIC
ALABAMA STATE AT LARGE