Karen Johnson Davidson County
Batch# 565051 **DEEDWARR**
02/01/2021 12:27:10 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210201-0014208

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of January, 2021.

NOTARY PUBLIC

My commission expires:_____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires July 3, 2023

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
C3 Ventures Partners, LLC	SAME AS NEW OWNER	42.04-18.00/33.16-143.00
(NAME)	(NAME)	
5221 Heathrow Hills Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

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 **Joe L. Wall and Mike Suggs,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **C3 Ventures Partners, LLC , a Tennessee limited liability company**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lot No. 7 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Plat Book 421, Pages 38 and 39, Register's Office for said County, described as follows:

Beginning in the center of Highland Circle at the corner of Lots No. 7 and 8; thence with the center of said circle in an easterly direction 265 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, north 4 deg/ east 900 feet to the northerly line of said plan of lots; thence with said line, north 85 1/2 deg. east 263 feet to the northwest corner of Lot No. 7; thence with line between Lots Nos. 7 and 8, south 4 deg. west 875 feet to the point of beginning, containing 5.30 acres, more or less.

Being a portion of the property conveyed to Joe L. Wall and Mike Suggs by Deed from Jean C. Yount, unmarried dated April 14, 2006 of Record in Instrument Number 20060419-0044972, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, Being Reserved Parcel E in the Primrose Meadows Subdivision, a plat of which is of record in Plat Book 4860, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Joe L. Wall and Mike Suggs by Deed from Jean C. Yount, unmarried dated April 14, 2006 of Record in Instrument Number 20060419-0044972, Register's Office for Davidson County, Tennessee.

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: 1029 Highland Circle and 1122 Apple Valley Road, Madison, TN 37115.

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 29th day of January, 2021.

Joe L. Wall

Mike Suggs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe L. Wall and Mike Suggs, 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 29th day of January, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

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