THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150099523 DEEDWARR
Recvd: 11/23/15 13:41 2 pgs
Fees:13.00 Taxes:481.00

20151123-0118646

R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **130,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & H Properties, LLC	NEW OWNER	**08102013200**
P.O. Box 90680		**08102009100** **08102009200**
Nashville, TN 37209		**08102009300**
(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, **Wilometto W. Clark, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & H Properties, LLC, a Tennessee limited liability company,**

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

Land in Davidson County, Tennessee, being Lot Nos. 65, 66, 67 & 52 on the Plan of Buena Vista Heights Addition, of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hamilton Washington and Marie Washington by Installment Deed from Stanley L. Rich, Trustee, of record in Book 1191, Page 220, Register's Office for Davidson County, Tennessee, dated June 12, 1941 and recorded on June 26, 1941. {as to Lot 65}

Being also known as 1723 Nubell St., Nashville, TN 37208

Being the same property conveyed to Hamilton Washington and wife, Marie Washington by Quitclaim Deed from Claude Smith and wife, Annie Smith, of record in Book 2015, Page 457, Register's Office for Davidson County, Tennessee, dated July 30, 1951 and recorded on July 31, 1951. {as to Lot 66} - Also see Quitclaim Deed(s) in Book 2046, Page 285 and Book 2083, Page 621, said Register's Office.

Being also known as 1721 Nubell St., Nashville, TN 37208

Being the same property conveyed to Hamilton Washington and wife, Marie Washington by Warranty Deed from William Wright, Jr. and wife, Rebecca Wright, of record in Book 2542, Page 333, Register's Office for Davidson County, Tennessee, dated February 29, 1956 and recorded on June 14, 1956. {as to Lot 67}

Being also known as 1719 Nubell St., Nashville, TN 37208

Being the same property conveyed to Hamilton Washington by Warranty Deed from Winnie Martin, of record in Book 3869, Page 301, Register's Office for Davidson County, Tennessee, dated March 11, 1965 and recorded on March 12, 1965. {as to Lot 52}

Being also known as 1715 McKinney Ave., Nashville, TN 37208

The said Hamilton Washington and Marie Washington both having since died with Marie Washington having predeceased Hamilton Washington. See Affidavit of Heirship of Hamilton Washington, Sr. of record in Instrument No. 20110311-0019434, in the Register's Office for Davidson County, Tennessee, wherein his daughter Wilometto W. Clark was named as the only surviving heir.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed and paid 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 IMPROVED property known as **1719,1721,1723 Nubell St. & 1715 McKinney Ave., Nashville, TN 37208.**

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.

Witness my hand this the 19th day of November, 2015.

Wilometto W. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wilometto W. Clark** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of November, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE