16-1-139

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of March, 2016 by and between C&H Properties, LLC, hereinafter referred to as GRANTOR, and Freedom Properties, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I: 1713 Nubell Street

Land in Davidson County, Tennessee, being Lot No. 70 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.

TRACT II: 0 Nubell Street

Land in Davidson County, Tennessee, being Lot No. 71 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 C & H Properties, LLC by Warranty Deed from Marlon D. Lane, dated February 1, 2016, recorded February 5, 2016, of record in Instrument 20160205-0011408, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Marlon D. Lane by Warranty Deed from Jabari Patterson, Bruce Craig Guess and Brandon Lee Guess, dated August 27, 2015, recorded September 8, 2015, of record in Instrument 20150908-0091131, Register's Office for Davidson County, Tennessee. For previous reference see Affidavit of Heirship of record in Instrument 20150908-0091128 and Instrument 20150908-0091127, and Deeds of record in Instrument 20130412-0036658, Instrument 20130412-0036654, Instrument 199912290308624 and Book 10233, page 284, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 0 & 1713 Nubell Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

C&H Properties, LLC

BILL GARRETT, Davidson County
Trans:T20160023965 DEEDWARR
Recvd: 03/24/16 10:33 2 pgs
Fees:13.00 Taxes:703.00
20160324-0027875

By: Alex Craw
Alex Craw, Managing Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Alex Craw** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Managing Member** of **C&H Properties, LLC**, the within named bargainor, a corporation, and that he/she as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Managing Member**.

Witness my hand and seal, at office in Franklin, this the 16th day of March, 2016.

Susan Harville
Notary Public
My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Freedom Properties
~~0 & 1713 Nubell Street, Nashville, TN 37208~~
2000 Mallory Lane, Suite 130-140
Franklin TN 37067
Send Tax Statements to:

2000 Mallory Ln
Suite 130-140
Franklin TN 37067

Map & Parcel: 081020096.00 & 081030022.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $190,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of March, 2016.

Notary Public

My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

RETURN TO:

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