THIS INSTRUMENT WAS PREPARED BY

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

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160114609 DEEDWARR
Recvd: 12/29/16 12:15 2 pgs
Fees:13.00 Taxes:1091.50
20161229-0136854

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waverly Ann Harris	NEW OWNER	
1108 Jennings Street		07015001000
Nashville, TN 37208		
(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, **C & H Properties, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waverly Ann Harris,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 the Easterly 45 feet of the Westerly 90 feet of Lot Nos. 35 and 36 on the Plan of the Subdivision of Lot No. 37 in Owen Buena Vista Lots of record in Plan Book 1, Page 84, in the Chancery Court for Davidson County, Tennessee and in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, dated October 4, 1980.

Said part of Lot Nos. 35 ad 36 fronts 45 feet on the Northerly side of Jennings Street and runs back 93.4 feet, more or less, on the Easterly line and 93.6 feet, more or less, on the Westerly line to the Northerly line of said subdivision, measuring 45 feet thereon.

Being the same property conveyed to C & H Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Alex H. Crew of record in Instrument No. 20160714-0072359 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed 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 **1108 Jennings Street, 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 Grantor's hand this the ____ day of December, 2016.

C & H Properties, LLC

BY: _____
Keith A. Hendrick, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Keith A. Hendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of **C & H Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Manager.

Witness my hand and official seal this the 27th day of December, 2016.

_____
Notary Public

My Commission Expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY