THIS INSTRUMENT WAS PREPARED BY

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

DANIEL AHLBRANDT 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 $ 286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170011204 DEEDWARR
Recvd: 02/07/17 09:34 2 pgs
Fees:13.00 Taxes:1058.20

20170207-0012800

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Rose Farrow	F+M Bank	
2020 B 14th Avenue North	PO Box 451	081070X00200CO
Nashville, TN 37208	Clarksville TN 37041	
(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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Patricia Rose Farrow, single woman,**

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 Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 2020 14th Avenue North of record in Instrument No. 20160818-0086408, 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 a portion of the same property conveyed to C & H Properties, LLC, a Tennessee Limited Liability Company by warranty deed from Maulice R. Calhoun of record in Instrument No. 20160705-0068574 Register's Office for Davidson County, Tennessee, dated 07/01/2016 and recorded on 07/05/2016.

Being a portion of the same property conveyed to Maulice R. Calhoun by warranty deed from Nneka Ikejiani of record in Instrument No. 20060612-0069813 Register's Office for Davidson County, Tennessee, dated 06/07/2006 and recorded on 06/12/2006.

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 **2020 B 14th Avenue North, 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 6 day of Feb, 2017.

C & H Properties, LLC

BY: _____
Alex H. Craw, Member

BY: _____
Keith A. Hendrick, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 6 day of Feb, 2017.

_____
Notary Public

My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN