Bill Garrett Davidson County
Batch# 48893 DEEDQC
01/18/2018 12:35:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180118-0005329

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
C&H Properties, LLC P. O. Box 90680 Nashville, TN 37209	Same	09108010200

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Alex Craw**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **C&H Properties, LLC, a Tennessee limited liability company**, the Grantee, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 and the northerly part of Lot No. 65 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description.

Beginning on the southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the northeast corner of the property conveyed to Mary Beasley for life, ect., by deed from Richard L. West and wife, of record in Book 898, page 3170, said Register's Office; thence with said Beasley's northerly line, westwardly 100 feet more or less, to the easterly margin of said alley; thence with said alley northwardly 130 feet to the southwesterly margin of 40th Avenue, North; thence with said Avenue, southwestwardly 165 feet to the beginning.

Being the same property conveyed to Alex Craw by Warranty Deed from Patricia Bihl-Miranda, of record in Instrument No. 20141125-0108442, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1035 40th Avenue North, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 18 day of January, 2018.

Grantor:

Alex Craw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Alex Craw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of January, 2018.

NOTARY PUBLIC

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

My Commission Expires: March 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 18 day of January, 2018.

NOTARY PUBLIC

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

My Commission Expires March 3 2020