THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX SEAL)

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

Karen Y Johnson Davidson County
Batch# 145069 DEEDWARR
09/25/2018 01:54:02 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20180925-0094987

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&H Properties, LLC	NEW OWNER	
P. O. Box 90680		07002003900
Nashville, TN 37209		
(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, **Annex Group, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES 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:

Being a tract of land in Nashville, Davidson County Tennessee, said tract being the Annex Group, LLC property as of record in DB-20170313 0024463, register's office for Davidson County, Tennessee (RODCT), said tract being generally located South of Stokers Lane, East of Buena Vista Pike, West of Old Buena Vista Road, North of West Trinity Lane, and being more particularly described as follows;

Beginning at an Iron Rod capped E.R. Hall in the Southern right-of-way of Stokers lane (40' R.O.W.), said Iron Rod also bearing Tennessee State Plane Coordinates of N:684655:02, E:1727537.49 (NAD83); said Iron Rod also being the Northeast corner of the Eldon R. Spraker III property as of record in DB-20061212 0153422 (RODCT);

Thence leaving said Spraker property and with said right-of-way North 77 degrees 59 minutes 13 seconds East for a distance of 34.17 feet to an Iron Rod (old) bearing Tennessee State Plane Coordinates of N:684662.13, E:1727570.91 (NAD83);

Thence leaving said right-of-way and with the Western line of the Terry, Debbie, & Michael Harville property as of record in QC-20030129 0012397 (RODCT), South 09 degrees 50 minutes 16 seconds East for a distance of 105.65 feet to an Iron Rod (old);

Thence leaving said Harville property and with the Northern line of the Church of God in Christ, Inc. property as of record in DB-00010881 0000303 (RODCT) and the Shelia S. Moore property as of record in DB-20091026 0098470 (RODCT), South 84 degrees 24 minutes 16 seconds West for a distance of 94.96 feet to an Iron Rod capped Elliott;

Thence leaving said Moore property and with the Eastern line of said Spraker property North 22 degrees 02 minutes 57 seconds East for a distance of 114.63 feet to the Point of Beginning, said tract herein described containing 6,625 SF or 0.152 Acres more or less and being according to a survey by Clint Elliott Survey dated 8-16-17, Jason A. Garrett RLS #2861.

Being the same property conveyed to Annex Group, LLC, a Tennessee limited liability company by Warranty Deed from Sylvia Buchanan, unmarried of record in Instrument No. 20170313-0024463 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year paid by Grantor; (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 **2912 Stokers Lane, Nashville, TN 37218.**

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 24th day of September, 2018.

Annex Group, LLC

BY: _____
Alex Craw, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, 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 to a Member of **Annex Group, 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 Member.

Witness my hand and official seal this the 24th day of September, 2018.

My Commission expires: March 3, 2020

_____
Notary Public

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