Karen Y Johnson Davidson County
Batch# 149823 DEEDWARR
10/08/2018 11:40:17 AM 2 pgs
Fees: $13.00 Taxes: $157.25
20181008-0099577

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court S-202
Hendersonville, TN 37075
HV18-1061

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2018

Notary Public

Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
C&H Properties, LLC P O Box 90680 Nashville, TN 37209	New owner	059-09-0-118.00 & 059-09-0-119.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Thomas A. Ross

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C & H Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property #1: 4013 Boyd Drive (M/P 059-09-0-118.00)
LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Haynes Estates, Section 3, as of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas A. Ross by Quitclaim Deed from Jefferson Robert Ross, III, dated 1/24/18 and recorded 1/25/18 in Instrument Number 20180125-0007615; and part of the same property previously conveyed to Jefferson Robert Ross, III and wife, Linda Hope Ross by Warranty Deed from W. L. Bainbridge Company, dated 4/24/75 and recorded 5/6/75 in Book 4910, Page 173, Register's Office for Davidson County, Tennessee.

The said Linda Hope Ross is reported to have died on 5/19/15, leaving the property vested solely in Jefferson Robert Ross, III.

Property #2: 4017 Boyd Drive (M/P 059-09-0-119.00)
LAND in Davidson County, Tennessee, being Lot No. 169 on the Plan of Haynes Estates, Section 3, as of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas A. Ross by Administrator's Quitclaim Deed from Peggy D. Mathes, as Administrator of the Estate of Jefferson Robert Ross, III by Order of the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 18P-254, said Quitclaim Deed being dated 5/30/18 and recorded 6/7/18 in Instrument Number 20180607-0054580; and part of the same property previously conveyed to Jefferson Robert Ross, III and wife, Linda Hope Ross by Warranty Deed from W. L. Bainbridge Company, dated 4/24/75 and recorded 5/6/75 in Book 4910, Page 173, Register's Office for Davidson County, Tennessee.

The said Linda Hope Ross is reported to have died on 5/19/15, leaving the property vested solely in Jefferson Robert Ross, III.

The said Jefferson Robert Ross, III died testate on 1/30/18, but prior to his death, he intended to convey the subject lot to Thomas A. Ross, however he mistakenly conveyed an incorrect lot. By Order to Quiet Title filed 4/26/18 as part of the settlement of Probate Case 18P-254 (referenced above), Thomas A. Ross conveyed the incorrect lot to the Estate, and the Estate conveyed the correct lot (the subject lot) to Thomas A. Ross as originally intended.

The above referenced property is not the primary residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 4013 & 4017 Boyd Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of October, 2018.

Thomas A. Ross

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas A. Ross** 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 for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of October, 2018.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY