WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154427 **DEEDWARR**
10/26/2018 02:04:34 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20181026-0106369

A-HG-18-1723

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C&H Properties, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**81-10-198.00**
PO Box 90680		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company, by Quitclaim Deed to Re-Establish an Existing Underlying Lot Line and To Obtain Separate Map and Parcel Nos., from Hensley Group, LLC, recorded October 8, 2018 in Instrument No. 20181008-0099720, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty Deed from Lorenzo D. Wright, married, recorded September 11, 2018 in Instrument No. 20180911-0090078, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lorenzo D. Wright by Special Warranty Deed from Wells Fargo Bank, NA, recorded October 5, 2007 in Instrument No. 20071005-0118730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1723 24th Avenue North (Lot 127), Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 DAY OF OCTOBER, 2018.

Hensley Group, LLC, A Tennessee Limited Liability Company

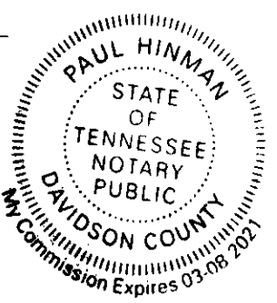
BY: _____
Michael Eric Hensley
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212