Karen Johnson Davidson County
Batch# 237534 DEEDWARR
06/03/2019 09:25:42 AM 2 pgs
Fees: $13.00 Taxes: $1,651.68
20190603-0052286

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wesley Alan Forbush
1401 61st Aenue North
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Citizens Bank N.A., ISAOA/ATIMA
One Citzens Plaza
Proidence, Rhode Island 02903

MAP 091
GROUP 02 3G
PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ch & Ch LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wesley Alan Forbush and Lindsey Shubert Forbush, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2, Homes at 6100 Pennsylvania Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for homes at 6100 Pennsylvania Avenue, a horizontal property regime with private elements of record in Instrument Number 20150520-0046546, and corrected in Instrument Number 20160420-0038240, 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 the same property conveyed to Ch & Ch LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee for Mary Frances Rudy, dated March 1, 2019 and filed of record on March 18, 2019 in Instrument No. 20190318-0024355, in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the recorded plat of homes at 6100 Pennsylvania Avenue, a horizontal property regime with private elements, of record in Instrument Number 20150520-0046546, and corrected in Instrument Number 20160420-0038240, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.

This is improved property known as 1401 61st Aenue North, Nashville, Tennessee 37209.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wesley Alan Forbush and Lindsey Shubert Forbush, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the

same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 31st day of May, 2019.

Ch & Ch LLC, a Tennessee limited liability company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **Ch & Ch LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of May, 2019.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $446,400.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY