Karen Johnson Davidson County
Batch# 248615 DEEDWARR
06/26/2019 09:27:00 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190626-0061792

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

ADDRESS NEW OWNER:
James Ellison
2521 Alameda Street
Nashville, Tennessee 37208

SEND TAX BILL TO:
Owner

MORTGAGEE
N/A

MAP 092
GROUP 02 0
PARCEL 399.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Westwood Baptist Church, University Center Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 108 in the Subdivision of the Hefferman Place, Plan of which of record in Plat Book 161, page 138, in the Register's Office for Davidson County, Tennessee. Said lot 108 fronts 50 feet on the southerly side of Alameda Street and runs back between Parallel lines and with the easterly margin of Therena Avenue, now 26th Avenue, North 140 feet to an alley.

Being the same property conveyed to CH & CH, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee for Westcor Land Title Insurance Company, dated April 15, 2019 and filed of record on April 18, 2019 in Instrument No. 20190418-0035975, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 161, page 138, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2521 Alameda Street, Nashville, Tennessee 37208.

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 Westwood Baptist Church, University Center Inc., its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its successors 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 24th day of June, 2019.

Ch&Ch,LLC, a Tennessee limited liability company

Eric Sox Member

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,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **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 24th day of June, 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 $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 2019.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY