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

Karen Johnson Davidson County
Batch# 263076 DEEDWARR
07/29/2019 08:51:32 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20190729-0074113

ADDRESS NEW OWNER:
Katrina Elizabeth Mersereau
2314 Nashboro Blvd
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
NFM, Inc dba NFM Lending, ISAOA/ATIMA
1190 Winterson Road
Linthicum, Maryland 21090

MAP 135
GROUP 12 0B
PARCEL 118.00

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 **Katrina Elizabeth Mersereau, an unmarried woman, Jacob Thomas Broussard, an unmarried man, Leo Roos and Sonya I. Roos, husband and wife, as tenants in common with rights of survivorship**, 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 NO. 118, ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO - FAIRWAY POINTE, OF RECORD IN INSTRUMENT NO. 20020820-0100664, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to CH & CH, LLC, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Glenn Balletto, dated March 11, 2019 and filed of record in Instrument No. 20190326-0027338, in the Register's Office for 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 the plan of Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument No. 20020820-0100664, said Register's Office.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Village at Fairway Pointe, as recorded in Plat Book 20020710-0083054 and 20020820- 0100664, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, page 14, Book 11703, page 520, Instrument Numbers 20000316-0027171, 200 I 0322-0027768, 20031118-0168332; 20050222-0018813, 20050222-0018814, 20091105-0102438 and 20110923-0073937, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. By-Laws contained in instrument of record Book 11703, page 560, said Register's Office.
6. Subject to the Articles of Incorporation/Charter filed for record at Book 11703, page 518, said Register's Office.
7. Easement granted for Sewer filed at Book 8870, page 887, Book 8870, page 932 and Book 4815, page 425, said Register's Office.

8. Easement granted to Metro Government and filed for record in Book 4868, page 74, Book 4815, page 425, Instrument Numbers 20010314-0024179 and 20020815-0098780, said Register's Office.
9. Easement granted filed at Book 10110, page 854, said Register's Office.
10. Easement granted for Public Right of way at Book 4460, page 149-15, said Register's Office.
11. Easement granted for Cable Television at Instrument Number 20001012-0101575, said Register's Office.
12. Memorandum of Lease filed for record at Book 10690, page 327, said Register's Office.
13. Judgment for taking for J. Percy Preist Dam filed for record at Book 4254, page 410, said Register's Office.
14. Conveyance of Common Area filed for record at Instrument Number 20001010-0100360, said Register's Office.
15. License to use Fitness Center and Swimming Pools Agreement filed for record at Instrument Number 20020507-0056329, said Register's Office.
16. 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 2314 Nashboro Blvd, Nashville, Tennessee 37214.

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 Katrina Elizabeth Mersereau, an unmarried woman, Jacob Thomas Broussard, an unmarried man, Leo Roos and Sonya I. Roos, 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 22nd day of July, 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, 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 22nd day of July, 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 $208,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY