Karen Johnson Davidson County
Batch# 282255 DEEDWARR
09/06/2019 03:43:07 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20190906-0090338

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

ADDRESS NEW OWNER:
Matthew W. Hill
~~4030 Crestridge Drive~~ 4403 Sunnybrook Drive
Nashville, Tennessee ~~37204~~ 37205

SEND TAX BILL TO:
Owner

MORTGAGEE
Wilson Bank & Trust
623 West Main St
Lebanon, Tennessee 37087

MAP 132
GROUP 02 0
PARCEL 020.00

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 bv these presents, does hereby transfer and convey unto **Matthew Hill and Vicki Hill, 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:

Being Lot No. 31 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County. Said Lot No. 31 fronts 185 feet on the southeasterly side of Crestridge Drive and runs back between lines 317 feet on the northeasterly line of 331.1 feet on the southwesterly line of a deed line in the rear on which it measures 98 feet.

Being the same property conveyed CH & CH LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Mark Firth, dated June 14, 2019 and filed of record in Instrument No. 20190619-0059139, 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 Brookhaven Estates, of record in Book 1835, pages 49, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 1578, page 276, book 1786, page 501,and Book 1969, page 609, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.
5. Any and all restrictions, conditions, and easements of record

This is unimproved property known as 4030 Crestridge Drive, Nashville, Tennessee 37204.

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 Matthew W. Hill and Vicki B. Hill, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BS-19-4030

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 30th day of August, 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 30th day of August, 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 $675,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023