Karen Johnson Davidson County
Batch# 300159 DEEDWARR
10/14/2019 08:56:16 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20191014-0104808

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

ADDRESS NEW OWNER:
Andrew Laurence Hall
5013 Cobblestone Creek Drive
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Guaranty Home Mortgage Corporation
316 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 041
GROUP 01 0A
PARCEL 003.00

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 **Andrew Laurence Hall and Cassie Lerrell Hall, 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 Lot No. 3, on the Plan of Cobblestone Creek Phase One of record as Instrument Number 20040804-0093431, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ch&Ch,LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Shaprio & Ingle, LLP, Substitute Trustee for Southern Land Title and Escrow, Inc., dated March 6, 2019 and filed of record in Instrument No 20190312-0022593, 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 Cobblestone Creek Phase One, of record in Instrument Number 20040804-0093431, 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 5013 Cobblestone Creek Drive, Whites Creek, Tennessee 37189.

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 Andrew Laurence Hall and Cassie Lerrell Hall, 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 11th day of October, 2019.

Ch&Ch,LLC, a Tennessee limited liability company

By: Eric Sox, Authorized 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 **Authorized 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 11th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

My Commission Expires

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 $258,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of October, 2019.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY