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

Karen Johnson Davidson County
Batch# 309958 DEEDWARR
11/04/2019 08:53:56 AM 2 pgs
Fees: $13.00 Taxes: $823.25
20191104-0113076

ADDRESS NEW OWNER:
Angela J. Swann
3339 Harpeth Springs Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, Tennessee 37027

MAP 141
GROUP 06 0D
PARCEL 108.00

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 **Angela J. Swann, single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, tc-wit:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of River Bridge Community, a P.U.D., as of record in Instrument No. 20030213-0019999, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ch & Ch, LLC, a Tennessee limited liability company, by Quitclaim Deed from Daryl Spicer, deed dated June 12, 2019 and filed of record in Instrument No. 20190612-0056292, 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 River Bridge Community, of record in Instrument No. 20030213-0019999, said Register's Office.
3. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Document No. 20030205-0016044, amended in Document No. 20030303-0027396 and By Laws in Document No. 20030218-0020999, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previosly recorded in Register's Office for Davidson County.

This is improved property known as 3339 Harpeth Springs Drive, Nashville, Tennessee 37221.

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 Angela J. Swann, single woman, her heirs 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, her 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 28th day of October, 2019.

Ch&Ch,LLC, a Tennessee limited liability company

Eric Sox Member
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, , and that he as such , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 28th 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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $222,500.00.

Angela Swann
AFFIANT

Subscribed and sworn to before me on this 28th 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