Karen Johnson Davidson County
Batch# 334343 DEEDWARR
12/26/2019 10:12:58 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20191226-0132986

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

ADDRESS NEW OWNER:
Ismael Berrios, Sr.
3972 Stephens Ridge Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 173
GROUP 16 0A
PARCEL 251.00

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 **Ismael Berrios, Sr., unmarried man**, hereinafter called the "GRANTEE", his 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. 117 on the plan of Hidden Creek, Phase 4, Section 2 of record in Instrument No. 20060627-0076909 , Register's Office for said county, to which plan reference is hereby made for a made for a more complete and accurate description.

Being the same property conveyed to Ch&Ch, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee for Michael J. Philbin, dated August 8, 2019 and filed of record in Instrument No. 20190829-0087454, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the plan of Hidden Creek, Phase 4, Section 2, of record in Instrument No. 20060627-0076909, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No. 20020514-0059176, as amended in instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20060828-0105538, and Instrument No. 20090908-0084135, said Register's Office.
4. Storm Water Detention Agreement of record Instrument No.20020320-0034487, said Register's Office.
5. 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 3972 Stephens Ridge Way, Antioch, Tennessee 37013.

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 Ismael Berrios, Sr., unmarried man, his 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, his 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 23rd day of December, 2019.

Ch&Ch, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Authorized Member

STATE OF Tennesse)
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 **Authorized Member**, 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 23rd day of December, 2019.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennesse)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $319,900.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2019.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY