Karen Johnson Davidson County
Batch# 342066 DEEDWARR
01/13/2020 09:13:47 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20200113-0004080

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

ADDRESS NEW OWNER:
Joshua Ivey
104 Casper Avenue
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
U.S. Bank N.A., ISAOA/ATIMA
3301 Rider Trail South, 3rd Floor West
Earth City, Missouri 63045

MAP 072
GROUP 06 0W
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 "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 **Joshua Ivey, a single 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 Unit No. 3, East Trinity Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for East Trinity Townhomes, of record in Instrument No. 20160127-0007967, and amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ch&Ch, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, Substitute Trustee for Wagon Wheel Title & Escrow, LLC, dated September 23, 2019 and filed of record in Instrument No. 20191001-0099736, 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 East Trinity Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160127-0007967, and amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, said Register's Office.
3. Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Book 332, Page 167 and Book 547, Pages 21-22, Register's Office for said County.
4. Subject to a Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160128-0008185, as amended in Instrument No. 20160128-0008185, 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 104 Casper Avenue, Nashville, Tennessee 37216.

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 Joshua Ivey, a single 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 3rd day of January, 2020.

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, , 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 3rd day of January, 2020.

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 $399,900.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2020.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY