Karen Johnson Davidson County
Batch# 355522 DEEDWARR
02/10/2020 08:35:25 AM 2 pgs
Fees: $13.00 Taxes: $889.85
20200210-0014736

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

ADDRESS NEW OWNER:
Amber Barnett
697 Belgium Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
The Mortgage Firm, Inc., ISAOA/ATIMA
921 Douglas Avenue, Suite 200
Altamonte Springs, Florida 32714

MAP 075
GROUP 12 0A
PARCEL 154.00

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 **Amber Barnett, unmarried**, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a planned unit development of record in Instrument No. 20040407-0039587, Davidson County Records.

Being the same property conveyed to Ch&Ch,LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Elizabeth A. Cash, Esq., dated October 21, 2019 and filed of record in Instrument No. 20191028-0109978, 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 Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a planned unit development , of record in Instrument No. 20040407-0039587, said Register's Office.
3. Charter of Homeowners Association of record Book 8414,Page 69, of said Register's Office.
4. Right-of-Way Easement of record Book 7760, Page 778 and Book 7037, Page 853, said Register's Office.
5. Easement in favor of First Suburban Water Utility District of record Book 5609, Page 636, of said Regster's Office.
6. Easement of Retention Basin of record Book 6513, Page 857, of said Regster's Office.
7. Storm Water Detention Agreement of record Instrument No. 20001205-0119474, said Register's Office.
8. Sanitary Sewer Easement of record Book 7760, Page 784, said Register's Office.
9. Deed of Conveyance of record Book 11497, Page 595, of said Regster's Office.
10. Restrictive Covenants contained in instrument of record Book 10802, Page 402 and Instrument No. 20020606-0069062, said Register's Office.
11. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 697 Belgium Drive, Hermitage, Tennessee 37076.

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 Amber Barnett, unmarried, 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 31st day of January, 2020.

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, authorized member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox,** of **Ch&Ch,LLC., a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** 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 31st 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 $240,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st 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