Karen Johnson Davidson County
Batch# 355528 DEEDWARR
02/10/2020 08:38:19 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20200210-0014743

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

ADDRESS NEW OWNER:
Jacob B Layne
1143 Kirkland Avenue
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Bond Mortgagge, LLC
318 Seaboard Lane
Franklin, Tennessee 37067

MAP 072
GROUP 07 0
PARCEL 005.00

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 **Jacob B Layne and Seth S. Harrison, as tenants in common with rights of survivorship**, 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 the West One-Half of Lot No. 35 on the map of Inglewood Place, of record in Book 332 Page 101, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

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 Arnold M. Weiss, dated September 24, 2019 and filed of record in Instrument No. 20190930-0098937, 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 Inglewood Place, of record in Book 332 Page 101, said Register's Office.
3. 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 1143 Kirkland 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 Jacob B Layne and Seth S. Harrison, as tenants in common with rights of survivorship, 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 6th day of February, 2020.

Ch&Ch,LLC., a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, as 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, **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 6th day of February, 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 $272,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY