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

ADDRESS NEW OWNER:
John Jeffrey Lupo
4629 Shys Hill Road
Nashville, Tennessee 37215

MORTGAGEE
First Bank, ISAOA/ATIMA
318 Seaboard Lane
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 375209 **DEEDWARR**
03/20/2020 09:24:45 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20200320-0030739

SEND TAX BILL TO:
Mortgagee

MAP 131
GROUP 15 0
PARCEL 001.00

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 **John Jeffrey Lupo, 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 Lot No. 34 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ch & Ch, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for Hugh M. Queener, dated July 1, 2019 and filed of record in Instrument No. 20190708-0066244, 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 Harpeth Acres, Section 7, of record in Book 2331, page 154, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 3485, Page 619, said Register's Office.
4. Sanitary Sewer Easement of record Book 4627, Page 79, said Register's Office.
5. 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 4629 Shys Hill Road, Nashville, Tennessee 37215.

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 John Jeffrey Lupo, 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 17th day of March, 2020.

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

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, **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 17th day of March, 2020.

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

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 $599,900.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of March, 2020.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY