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

Karen Johnson Davidson County
Batch# 378884 **DEEDWARR**
03/30/2020 08:14:37 AM 2 pgs
Fees: $13.00 Taxes: $880.60

20200330-0033635

ADDRESS NEW OWNER:
Mary G. Moody
5165 Traceway Dr
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same

MORTGAGEE
Same

MAP 072
GROUP 10 1A
PARCEL 059.00

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 **Mary G. Moody and Benjamin C. Moody, as tenants in commom 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 situated in Davidson County, Tennessee, Unit A 1001, as established in declaration of covenants, conditions and restrictions for Solo East, a condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, in the Register's Office of Davidson, Tennessee with plat attached as exhibit "B" to which master deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ch&Ch, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed form Rubin Lublin TN, PLLC, Substitute Trustee for W. Aaron Fortner, dated January 9, 2020 and filed of record in Instrument No. 20200127-0009713, 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 Solo East, a condominium, of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 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 1118 Litton Avenue #101, 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 Mary G. Moody and Benjamin C. Moody, as tenants in commom 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 27th day of March, 2020.

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

By: Eric Sox, authorized member

STATE OF Davidson)
COUNTY OF Tennessee)

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 27th 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

STATE OF Davidson)
COUNTY OF Tennessee)

The actual value or consideration, whichever is greater, for this transfer is $238,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th 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