Karen Johnson Davidson County
Batch# 394778 DEEDWARR
05/04/2020 10:20:36 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20200504-0046191

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

ADDRESS NEW OWNER:
Marley M. Bender
3221 Harpeth Springs Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Mortgage Investors Group, ISAOA
8320 East Walker Springs Lane
Knoxville, TN 37923

MAP 141
GROUP 06 0D
PARCEL 193.00

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 **Marley M. Bender, a unmarried woman**, 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:

Located in Davidson County, Tennessee, and being known and designated as all of Unit No. 193 on the plan of Riverbridge Community, A Planned Unit Development, as shown on the plat of the same of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat specific 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 from Rubin Lublin TN, PLLC, Substitute Trustee for David B. Foutch, dated January 16, 2020 and filed of record in Instrument No. 20200130-0011166, 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 Riverbridge Community, A Planned Unit Development, of record in Instrument No. 20030213-0019999, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No. 20030205-0016044 ,amended in Instrument No. 20030303-0027396, said Register's Office.
4. By-Laws of the Riverbridge Homeowner's Association, Inc. contained in instrument of record Instrument No. 20030218-0020999, said Register's Office.
5. Storm Water Detention Agreement of record Instrument No. 20021217-0155374, said Register's Office.
6. Easement in favor of record in Instrument No. 20030205-0016044, of said Regster's Office.
7. Grant of Easement in favor of Comcast of Nashville I, LLC of record Instrument No. 20121114-0104692, of said Regster's Office.
8. 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 3221 Harpeth Springs Drive, Nashville, Tennessee 37221.

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 Marley M. Bender, a single woman, 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 1st day of May, 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,** 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 1st day of May, 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 $229,000.00.

Marley M Bender
AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER I NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY