Karen Johnson Davidson County
Batch# 402234 DEEDWARR
05/18/2020 12:50:33 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20200518-0051280

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

ADDRESS NEW OWNER:
Joachim Musugi
10 Port Hope Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Cardinal Financial Company Limited Partnership
P.O. Box 961292
Fort Worth, Texas 76161

MAP 164
GROUP 08 0 C
PARCEL 103.00

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 **Joachim Musugi, 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 Nos. 13 on the final plat of Hamilton Chase, Section Three, of record in Instrument No. 20070517-0059303, and corrected by Instrument No. 20070529-0063683 and Instrument No 20070723-0087046, Register's Office For Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CH & CH, LLC, a Tennessee Limited Liability Company, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Robert M. Wilson, Jr., dated November 18, 2019 and filed of record in Instrument No. 20191211-0127635, 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. Subject to all matters on Plan of record in Instrument No. 20050517-0059303, Surveyor's Certificate of Correction of record in Instrument No. 20070529-0063683, and Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee.
3. Charter of Hamilton Chase Homeowner's Association, Inc., of record in Instrument No. 20060914-0113689, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.
5. Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081733
6. Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.
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 108 Port Hope Court, Antioch, Tennessee 37013.

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 Joachim Musugi, 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 15th day of May, 2020.

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

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 15th 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 $329,000.00.

AFFIANT

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 15th day of May, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23