Karen Johnson Davidson County
Batch# 415159 DEEDWARR
06/15/2020 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20200615-0061482

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-20-1232

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day June, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin Stratton	SWBC Mortgage Corp.	071-12-0-156.00
(NAME)	(NAME)	
908 Chickasaw Ave	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TBH Properties, LLC a Tennessee limited liablity company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Erin Stratton**, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for said County.

Said Lot No. 56 fronts 80 feet on the South side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.
Being the same property conveyed to Socheata Kuch by Warranty Deed from Tony Crawford Fawbush, married, dated 09/08/2016 and recorded 09/12/2016, of record in Instrument 201609120095497, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Socheata Kuch, dated 11/26/2019 and recorded 12/05/2019, of record in Instrument 201912050125463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raja Properties LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 11/29/2019 and recorded 12/05/2019, of record in Instrument 201912050125464, Register's Office for Davidson County, Tennessee.

Being the part of same property conveyed to TBH Properties LLC, a Tennessee limited liability company by Warranty Deed from Raja Properties, LLC, a Tennessee limited liability company, dated 04/10/2020 and recorded 04/15/2020, of record in Instrument 202004150039546, Register's Office for Davidson County, Tennessee.

[Enter Subject To info]

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 908 Chickasaw Ave, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 4th day of June 2020.

TBH Properties, LLC a Tennessee limited liablity company

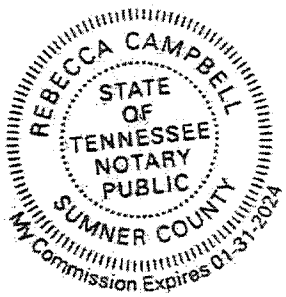
By: _____
Ray Tate, Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ray Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the member, the within named bargainor, a Tennessee Limited Liability Company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Ray Tate, as such memeber.

Witness my hand and Official seal this 4th day of June, 2020.

_____
Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

