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

Karen Johnson Davidson County
Batch# 442298 **DEEDWARR**
07/22/2020 12:02:25 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20200722-0080446

ADDRESS NEW OWNER:
Jamin Daniel Anderson
605 Bel Air Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Citizens Bank N.A., ISAOA/ATIMA
One Citzens Plaza
Proidence, Rhode Island 02903

MAP 134
GROUP 01 0
PARCEL 054.00

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 **Jamin Daniel Anderson and Elaine Selene Anderson, husband and wife**, 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:

Being Lot No. 68 on the plan of Currywood Acres, Section I, of record in Book 2133, Pages 109 and 110, register's office for Davidson County, Tennessee.

Said lot 68 fronts 151.6 feet on the northrly margin of Belair Drive and extends back 216 feet on the easterly side and 157 feet on the westerly side to a dead line, measuring 132.2 feet thereon.(legal description revised pursuant to an Attorney's Affidavit filed January 5, 2018, Instrument No. 20180 I 05-0001 599.)

Being the same property conveyed to Ch & Ch, LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Mark Rosser, dated September 9, 2019 and filed of record in Instrument No. 20190916-0093560, 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 Curry Wood Acres, Section I, of record in Book 2133, Page 109, 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 605 Bel Air Drive, Nashville, Tennessee 37217.

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 Jamin Daniel Anderson and Elaine Selene Anderson, husband and wife, 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 17th day of July, 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 17th day of July, 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 $400,000.00.

AFFIANT

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

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03-07-23