Karen Johnson Davidson County
Batch# 479218 DEEDWARR
09/21/2020 09:22:20 AM 2 pgs
Fees: $13.00 Taxes: $893.55
20200921-0107601

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

ADDRESS NEW OWNER:
Cynthia Elaine Washington
512 Yellowstone Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Gardner Financial Services LTD
3503 Paesanos Parkway
San Antonio, Texas 78231

MAP 175
GROUP 04 0A
PARCEL 089.00

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., TennesseeLimited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cynthia Elaine Washington, a single 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 19B ON THE PLAN OF PARK PLACE SUBDIVISION, PHASE 1, AS SHOWN BY PLAT APPEARING IN MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20010214-0014161, RE-RECORDED IN INSTRUMENT NO. 20010702-0069590, AND AMENDED IN INSTRUMENT NO. 20011019-0114191, RE-RECORDED IN INSTRUMENT NO. 20011212-0136927, AMENDED IN INSTRUMENT NO. 20030710-0095634, AND RE-RECORDED IN INSTRUMENT NO. 20030915-0134956 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to CH & CH, LLC, by Trustee's Deed from James E. Albertelli, P.A., d/b/a ALAW, as Substitute Trustee, dated March 10, 2020 and filed of record March 19, 2020 in Instrument No. 20200319-0030536, 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 Park Place Condominiums, of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634, Instrument No. 20030915-0134956, Instrument No. 20111115-0089064, said Register's Office.
3. Davidson County taxes for 2018, Map-Par. 175 04 0A 089.00, in the amount of $1,459.98, are PAID, 2017 in the amount of $1,459.98 are PAID, 2016 in the amount of $1,489.15 are PAID.
4. TVA Easement of record Book 435, page 507, said Register's Office.
5. Subdivision Sign Easement of record Instrument No. 20070928-0115673, and assignment of easement of record in Instrument No. 20071205-0140722, said Register's Office.
6. Subject to building restriction line, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020530-0065765 and Instrument No. 20030915-0134956, said Register's Office.
7. Sanitary Sewer and Drainage Easement of record in Book 11491, page 719 and Book 11539, page 799, said Register's Office.
8. Storm Water Detention Agreement of record in Book 11672, page 447, said Register's Office.
9. Right-of-Way Agreement to Nashville Gas of record in Book 5897, page 191, said Register's Office.
10. Charter of Homeowners Association of record in Instrument No. 20081219-0121384, of said Register's Office.

11. 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 512 Yellowstone 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 Cynthia Elaine Washington, 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 15th day of September, 2020.

CH & CH LLC., TennesseeLimited liability company

Eric Sox Member
By: Eric Sox, Authorized Manager

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 Manager** of **CH & CH LLC., TennesseeLimited liability company,** the within named bargainor **Eric Sox,** and that he as such **Authorized Manager**, 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 September, 2020.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: 4-18-2023

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $241,500.00.

Cynthia Elaine Washington
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY