Box 14

File 31932-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 523392 DEEDWARR
12/02/2020 12:11:11 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20201202-0139951

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
C&H Properties, LLC	**OWNER**	**Map 070-05-0 Parcel 041.00** **Map 070-05-0 Parcel 042.00**
0 Alpine Park Blvd		
Nashville TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Music City Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C&H Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Nos. 7 and 8 on the Map of Alpine Terrace, of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Music City Development, LLC, a Tennessee limited liability company, by Deed dated November 7, 2016 from Walters Timoschuk, III, Basil Timoschuk, and Walter Timoschuk, III and Basil Timoschuk as Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust F/B/O Jeffory Alan Timoschuk, of record in Instrument No. 20161110-0119027, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (____) Unimproved (__x__) property, known as **0 Alpine Park Blvd, Nashville, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 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 my/our hand(s) this **30th** day of **November, 2020.**

Music City Development, LLC

BY: _____
Michael F. Wissell, Member

BY: _____
Dallas W. Monday, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Michael F. Wissell and Dallas W. Monday, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members** of the **Music City Development, LLC**, within named bargainor, a limited liability company, and that they as such **Members**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as such **Members.**

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2020.

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/2(