THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 631468 **DEEDWARR**
05/07/2021 11:01:57 AM 2 pgs
Fees: $13.00 Taxes: $3.70

20210507-0061576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HC Holdings, LLC	**New Owner**	
7524 Wilson Ridge Ln.		**044 05 0 249.00**
Fairview, TN 37062-1422		
(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, **C&H Properties, LLC, a Tennessee Limited Liability Company,**

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

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 52 on a Map of a part of Rayon City, Old Hickory, Tennessee, of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of North 54 deg 06 min 31 sec East, 49.40 feet to a corner common with Lots 52 and 53 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 53, North 13 deg 46 min 06 sec West, 150.39 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 26.63 feet to a corner common with Lot 51 Map of a part of Rayon City; Thence with the westerly line of Lot 51, South 23 deg 14 min 45 sec East, 143.32 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 56 deg 05 min 42 sec West, 51.89 feet to the point of beginning; containing 5,536 square feet or 0.27 acres more or less.

Being part of the same property conveyed to C&H Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Travis Dillard, of record in Instrument Number 20200402-0035574, in the Register's Office for Davidson County, Tennessee. See also Deed of Record in Instrument No. 20200917-0106559, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as: **310 Bridgeway Ave., Old Hickory, Tennessee 37138**

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, their heirs and assigns forever; and we do covenant with 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 hand this the 6 day of May, 2021.

C&H Properties, LLC

By: _____
Alex H. Craw, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alex H. Craw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **C&H Properties, LLC,** the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Member.

Witness my hand and official seal this the 6 day of May, 2021.

My Commission expires: 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public