STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

Subscribed and sworn to before me, this 29 day of June, 2021.

Notary Public

My commission expires: 1-10-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 668211 DEEDWARR
06/30/2021 09:51:20 AM 2 pgs
Fees: $13.00 Taxes: $196.10

20210630-0088554

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **C&H Properties, LLC** | **New Owner** | **05203006700** |
| **308 Larkin Springs Road** | P.O. Box 90680 | |
| **Madison, TN 37115** | Nashville, TN 37209 | |

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

**Robert Ewing Farley and Bertha Farley, Husband and Wife**

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

**C&H Properties, LLC**

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, beginning at a locust post on the margin of Larkin Springs Road and at the northeast corner of land owned by Harley Wilson, and the southeast corner of land owned by Alex Scruggs, Jr., and running 100 feet in a westerly direction on line of said Charley Wilson and Alex Scruggs, Jr. to a stake thence northwardly and parallel with the line of said Charley Wilson and Alex Scruggs, Jr. 100 feet to a point on the margin of Larkin Springs Road: Thence southwardly along the margin of said Road, 50 feet to the beginning.

Being the same property conveyed to Robert Ewing Farley and wife, Bertha Farley, by Warranty Deed from Homer McEwen and wife, Ella Mai McEwen, dated February 22, 1962, of record in Book 3343, Page 405, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 308 Larkin Springs Road, Madison, TN 37115.

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 in 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.

Robert E Farley Date: 6/29/21
Robert Ewing Farley

Bertha Farley Date: 6/29/21
Bertha Farley

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Robert Ewing Farley and Bertha Farley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of JUNE, 2021.

D. Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

COUNTY OF SUMNER
TENNESSEE
NOTARY
PUBLIC
DEBRA PAULSSON