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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31085A

Karen Johnson Davidson County
Batch# 748930 **DEEDWARR**
11/03/2021 12:27:05 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20211103-0147172

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **312,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Nov, 2021

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&H Properties, LLC	NEW OWNER	
P. O. Box 90680		08101004600
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Sean Sanders, Kimberly Combs and Shane K. Sanders, the heirs at law of Sandra R. Sanders,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&H Properties, LLC,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the Easterly or front part of Lot No. 37 on the Map of Hailey's Subdivision, of part of Block 5 in G. T. Sheegog's Addition, as of record in Book 547, Page 155, Register's Office for said County,

Said part of said lot fronts 100 feet on the Northwesterly side of River Drive and runs back between lines 138 feet to a dead line measuring 100 feet thereon.

Being the same property conveyed to Rawleigh T. Sanders and wife, Sandra R. Sanders, by Warranty Deed from Herbert C. Dill and wife, Margaret B. Dill, of record in Book 4778, Page 971, Register's Office for Davidson County, Tennessee, dated April 09, 1971 and recorded on January 07, 1974. Rawleigh T. Sanders died on August 20, 2007, leaving Sandra R. Sanders as the surviving tenant by the entirety. Sandra R. Sanders died on December 4, 2017, survived by her daughter, Kimberly Combs and her sons, Sean Sanders and Shane Sanders as her heirs at law as evidenced by Affidavit of Heirship recorded as Instrument Nos. 20211103-0147169, and 20211103-0147170, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been paid 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 IMPROVED property known as **1823 River Drive, 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, 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 our hands this the 2nd day of November, 2021.

Sean Sanders

Kimberly Combs

Shane K. Sanders by Sean Sanders, Attorney-in-Fact

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 **Sean Sanders and Kimberly Combs,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of November, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Sean Sanders,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Shane K. Sanders**, as his Attorney in Fact, as the free act and deed of the within named **Shane K. Sanders.**

Witness my hand and official seal this the 2nd day of November, 2021.

My Commission expires: Jan 8, 2024

Notary Public

TENNESSEE NOTARY PUBLIC