THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31000

Karen Johnson Davidson County
Batch# 791576 **DEEDWARR**
01/18/2022 10:45:38 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220118-0006611

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **520,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(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		07005004500
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, I, **Michael P. Cullin, unmarried,**

HEREINAFTER CALLED THE GRANTOR, 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, 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 Lot No. 4, and the Easterly part of Lot No. 16 on the Map of Alpine Terrace as of record in Book 421, Page 131, Register's Office for said County, and a portion of Goodrich Street; said street closed, vacated, and abandoned by Metropolitan Council Bill No. 64-294, as shown on said plan, and together described as follows:

Beginning at an iron pin, being the Northeast corner of this tract and being the Northwest corner of the intersection of Roberts Road (not constructed) and Alpine Park Boulevard. Thence: With the Westerly-right-of-way of Roberts Road, South 10 degrees 30 minutes 00 seconds West, 178.27 feet to an iron pin found by a power pole. Thence: With said right-of-way, South 58 degrees 11 minutes 23 seconds West, 151.67 feet to an iron pin in the Northern right-of-way Alpine Avenue. Thence: With the Northern right-of-way Alpine Avenue, North 56 degrees 17 minutes 18 seconds West, 70.26 feet to an iron pin found. Thence: North 29 degrees 27 minutes 17 seconds East, 102.77 feet to a power pole. Thence: North 28 degrees 27 minutes 05 seconds East, 176.72 feet to an iron pin in the right-of-way of Alpine Park Boulevard. Thence: With the Southern right-of-way, South 71 degrees 23 minutes 58 seconds East, 89.77 feet to the point of beginning containing 0.75 acres more or less, as per a survey by C & K Surveying, RLS. No. 2395, dated November 30, 2005.

Being the same property conveyed to Michael P. Cullin by Special Warranty Deed from CitiFinancial Mortgage Company Inc of record in Instrument No. 200602070015098 Register's Office for Davidson County, Tennessee, dated January 24, 2006 and recorded on February 07, 2006.

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 IMPROVED property known as **3220 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, 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 hand this the 14th day of January, 2022.

Michael P. Cullin

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 **Michael P. Cullin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of January, 2022.

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

My Commission expires: _____

Notary Public