Karen Johnson Davidson County
Batch# 811409 DEEDWARR
02/25/2022 11:07:34 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20220225-0021662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4249-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William C. Mooney	William C. Mooney	07005002500
(NAME)	(NAME)	
2407 Alpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO WILLIAM C. MOONEY, MARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 14 on the Plan of Alpine Terrace, of record in Book 421, Page 131, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Southwest corner of said part of Lot No. 14, along Alpine Avenue, in a Northeasterly direction, 80 feet to a point in said line of remaining part of Lot No. 14; thence Northwesterly and parallel

with the remaining part of Lot No. 14, 110 feet, more or less, until it intersects with the Westerly line of the remaining part of Lot No. 14; thence Southerly along and with said Westerly boundary line 140 feet, to the beginning.

Being the same property conveyed to C and H Properties, LLC. a Tennessee Limited Liability Company by Warranty deed from Joel McClanahan, Linda Kay McClanahan and Carolyn M. Lackey as devisees of the Estate of H. E. McClanahan and Eva M. Ruehl as sole Heir at Law of Joyce M. Ruehl aka Joyce Elton McClanahan of record in Instrument No. 20210115-0007056 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 15, 2021. Affidavit of Heirship recorded on January 15, 2021, in Instrument No. 20210115-0007054, and in Instrument No. 20210115-0007055, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2407 Alpine Avenue, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 Grantor's hand this 22nd day of February, 2022.

C&H Properties, LLC

BY: _____
Alex H. Craw, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **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 Manager 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 Manager.

Witness my hand and official seal this the 22nd day of February, 2022.

_____
Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE