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Karen Johnson Davidson County
Batch# 857514 DEEDWARR
05/18/2022 09:50:38 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20220518-0057252

WARRANTY DEED

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 $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: P22-4492-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
C&H Properties, LLC	NEW OWNER	04309034100
(NAME)	(NAME)	
P. O. Box 90680		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MILDRED L. GALLAHER, 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being known as a part of the Bixler Property described partly according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at a point in the Westerly margin of Delaware Avenue 99.5 feet North of the North margin of Burrwood Street; thence Westerly 200 feet to a point which is 109 feet North of the North margin of Burrwood Street; thence North 13 degrees 30 minutes East 109 feet to a point, being the Southwest

corner of the property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, Page 412, Register's Office for said County; thence with Dixon's South line North 85 degrees 05 minutes East 200 feet to an iron pin in the West margin of Delaware Avenue; thence with the margin of the same Southerly 100 feet to the point of beginning.

Being the same property conveyed to Joe L. Gallaher and Mildred L. Gallaher by Warranty deed from Jackie G. Riggsbee and wife, Wanda A. Riggsbee of record in Book 5346, page 615, Register's Office for Davidson County, Tennessee, dated October 04, 1978 and recorded on October 05, 1978. Joe L. Gallaher, also known as Joseph Lowry Gallaher, died as a widower on June 24, 1996, leaving his daughter, Mildred L. Gallaher, and his three (3) grandsons, namely Larry Bartley Gallaher, Warren Scott Gallaher, and Gary W. Gallaher as his sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20220518-0057249, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mildred L. Gallaher, by Quitclaim Deed from Gary W. Gallaher, of record in Instrument No. 20220518-0057250, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Mildred L. Gallaher, by Quitclaim Deed from Warren Scott Gallaher, of record in Instrument No. 20220518-0057251, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Mildred L. Gallaher, by Quitclaim Deed from Larry Bartley Gallaher, of record in Instrument No. 20220518-0057251, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 313 Delaware Avenue, Madison, TN 37115
(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 successors 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 successors 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 17th day of May, 2022.

Mildred L. Gallaher
Mildred L. Gallaher

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 Mildred L. Gallaher, the bargainor, 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 she executed the within instrument of the purposes therein contained. Witness my hand this 17th day of May, 2022.

Notary Public

My Commission Expires:

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