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Karen Johnson Davidson County
Batch# 866977 DEEDWARRSP
06/03/2022 10:40:36 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20220603-0064201

SPECIAL WARRANTY DEED

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2022.

M. Catherine Clearwaters
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
C&H Properties, LLC	Same as owner	069 16 0 211.00
(NAME) P.O. Box 90680	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C & W Ashton Partners, a Tennessee general partnership** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **C&H Properties, LLC, a Tennessee limited liability company** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is unimproved property located at 1813 Ashton Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 2nd day of June, 2022.

GRANTOR:

C&W Ashton Partners,
a Tennessee general partnership

By: BPI Crabtree Family Investments II, LLC, a Tennessee limited liability company, its Managing Partner

By: BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, its Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David P. Crabtree, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, as Managing Member for BPI Crabtree Family Investments, II, LLC, a Tennessee limited liability company, as Managing Partner of C&W Ashton Partners, the within-named bargainor, and that in such capacity, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, as Managing Member for BPI Crabtree Family Investments, II, LLC, a Tennessee limited liability company, as Managing Partner of C&W Ashton Partners.

WITNESS my hand, at office, this 2ND day of June, 2022.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 07-07-2025

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot 1 on the Plat Re-Subdivision of Lot #33 on The Plan of Ashton's Subdivision of The L.M. Lewis Farm, of record in Instrument No. 20200515-0051028, Register's Office for said County, to which Plan reference is made for a complete description.

Being a part of the same property conveyed to C & W Ashton Partners, a Tennessee general partnership, by Warranty Deed from William Stockard, of record in Instrument No. 20181012-0101489, in the Register's Office of Davidson County, Tennessee, dated October 12, 2018 and recorded on October 12, 2018.