Karen Johnson Davidson County
Batch# 867592 DEEDWARR
06/06/2022 10:50:29 AM 2 pgs
Fees: $13.00 Taxes: $1,219.90
20220606-0064661

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,703.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2022.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024
(AFFIX SEAL)

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

File No.: P22-4479-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Gregory Bullard	NEW OWNER	05203006700
(NAME)	(NAME)	
308 Larkin Springs Road		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Nine Thousand Seven Hundred Three And No/100 Dollars ($329,703.00), 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 GREGORY BULLARD, 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, beginning at a locust post on the margin of Larkin Springs Road and at the Northeast corner of land owned by Charley Wilson, and Southeast corner of land owned by Alex Scruggs, Jr., and running 100 feet in a Westerly direction on line of said Charley Wilson and Alex Scruggs, Jr. to a stake thence Northwardly and parallel with the line of said Charley Wilson and Alex Scruggs, Jr., 100 feet to a point on the margin of Larkin Springs Road; Thence southwardly along the margin of said Road, 50 feet to the beginning.

Being the same property conveyed to C&H Properties, LLC by Warranty Deed from Robert Ewing Farley and Bertha Farley, husband and wife of record in Instrument No. 20210630-0088554 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on June 30; 2021.

unimproved ☐
This is improved ☒ property, known as 308 Larkin Springs Road, 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 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 3rd day of June, 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 3 day of June, 2022.

_____
Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE