Karen Johnson Davidson County
Batch# 953374 DEEDWARR
12/20/2022 10:08:32 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20221220-0131273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2024

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

File No.: P22-5480-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
McLain Industries, Inc.	NEW OWNER	04405020400, 04405020300 AND 04405024800
(NAME)	(NAME)	
1500 Turner Street		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), 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 MCLAIN INDUSTRIES, INC., A TENNESSEE CORPORATION, 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:

Tract I: 303 Bridgeway Avenue (04405020400)

Land situated in Davidson County, Tennessee, being Lot 261 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract II: 305 Bridgeway Avenue (04405020300)

Land situated in Davidson County, Tennesse, being Lot 260 on the Plan of Rayon City, of record in Plat Book 843, Page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty deed from Richard Molina, married of record in Instrument No. 20201223-0152981, Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 23, 2020.

Tract III:308 Bridgeway Avenue (04405024800)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 5 1 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 101.30 feet and a chord bearing and distance of North 55 deg 07 min 34 sec East, 101.28 feet to a corner common with Lots 51 and 52 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 52, North 23 deg 14 min 45 sec West, 143.32 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 47.93 feet to a corner common with Lot 50 Map of a part of Rayon City; Thence with the westerly line of Lot 50, South 24 deg 52 min 29 sec East, 143.84 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 58 deg 07 min 49 sec West, 51.89 feet to the point of beginning; containing 7,080 square feet or 0.163 acres more or less.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty deed from Travis Dillard of record in Instrument No. 20200402-0035574, Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Quitclaim deed from C&H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200917-0106559 Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 17, 2020.

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.

unimproved ☐
This is improved ☒ property, known as 303 Bridgeway Avenue, Old Hickory, TN 37138
305 Bridgeway Avenue, Lakewood, TN 37138
308 Bridgeway Avenue, Lakewood, TN 37138

(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 successors 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 Grantor's hand this 19th day of December, 2022

C & H Properties, LLC, a Tennessee Limited Liability Company

BY:_____
Alex H. Craw, Member

BY:_____
Keith A. Hendrick, Member

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 and Keith A. Hendrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **C&H Properties, LLC**, the within named bargainor, a limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 19th day of December, 2022.

_____
Notary Public

My Commission Expires:_____

