Karen Johnson Davidson County
Batch# 1067619 DEEDWARR
11/02/2023 11:20:26 AM 3 pgs
Fees: $18.00 Taxes: $347.80
20231102-0085839

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

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

File No.: P23-6582-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
C&H Properties, LLC, a Tennessee limited liability company	NEW OWNER	052-05-0-282.00 and 052-09-0-262.00
(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 Ninety-Four Thousand And No/100 Dollars ($94,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BUILDING BORDEAUX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 10 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to survey by Tommy E. Walker TN Lic. No. 1465 dated 5-29-02 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast comer of herein described tract and a common corner to Lot 9 of said subdivision; thence now leaving said margin N 54 deg. 03' 07" W, 150.00' to a set iron pin; thence N 35 deg. 45' 00" E, 57.30' to a set iron pin; thence S 54 deg. 03' 07" E, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 deg. 45' 00" W, 57.30' to the point of beginning, containing 0.197 acres, more or less.

Being a part of the same property conveyed to Building Bordeaux, LLC, a Tennessee limited liability company by Warranty Deed from Travis Glenn Mann, single, dated February 27, 2023 and recorded March 1, 2023 in Instrument No. 20230301-0014506, Register's Office of Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 9 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to a survey by Tommy E. Walker Tennessee License No. 1465 dated May 29, 2002 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast corner of herein described tract and a common corner to Lot 8 of said subdivision; thence now leaving said margin N 54 deg. 03' 07" W, 150.00' to a set iron pin; thence N 35 deg. 45' 00" E, 57.30 to a set iron pin; thence S 54 deg. 03' 07" E, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 deg. 45' 00" W, 57.30' to the point of beginning containing 0.197 acres more or less.

Being a part of the same property conveyed to Building Bordeaux, LLC, a Tennessee limited liability company by Warranty Deed from Travis Glenn Mann, single, dated February 27, 2023 and recorded March 1, 2023 in Instrument No. 20230301-0014506, Register's Office of Davidson County, Tennessee.

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 1100 &1102 Fernbank Drive, 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 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 our hands this 1st day of November, 2023.

Building Bordeaux, a Tennessee Limited Liability Comnpany

BY: _____
Alexander 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 Alexander 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 Members of Building Bordeaux, LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Members.

Witness my hand and official seal this the 1st day of November, 2023.

_____
Notary Public

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY