BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37

Davidson County DEEDWARR
Recvd: 12/22/08 10:55 2 pgs
Fees:13.00 Taxes:2220.00

20081222-0121798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bryan Church	New Owner	
(NAME)	(NAME)	132-5-82
884 Van Leer		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A. YARIAN AND WIFE, SANDI L. ANDERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN CHURCH, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 20 and part of Lot 19 on the Map of Glendale Park, Section 2, of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 20 fronts 170.3 feet on the northwesterly side of Gray Oaks Drive, as measured around a curve, and runs back 217.2 feet on the northerly line and 197.3 feet on the southerly line to a dead line on which it measures 50 feet.

Said part of Lot No. 19 is described as follows: Beginning at a point in the northwesterly margin of Coral Road at the common corner of Lots 19 and 20; thence in a northwesterly direction along the line between said lots 197.3 feet to a point in the easterly margin of Lot 17; thence in a slightly southwesterly direction 188.4 feet to a point in the northerly margin of Coral Road; thence easterly along the margin of said Road 20 feet; thence with the margin of said Road around a slight curve 74.3 feet to the point of beginning.

Being the same property conveyed to David A. Yarian and wife, Sandi L. Anders by deed from David A. Yarian, dated July 27, 1998, recorded August 3, 1998, of record in Book 11048, page 534, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing on the plan of record in Book 1130, page 61, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4309 Gray Oaks Drive, Nashville, TN 37204

(House Number) (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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 19th day of December, 2008.

David A. Yarian

Sandi L. Anders

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 David A. Yarian and Sandi L. Anders, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2008.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011