WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/10/12

(AFFIX SEAL)

JONATHAN TRISTU NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Church a/k/a Steve Church and Susan O. Church, as Trustees of B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999	Stephen T. Church a/k/a Steve Church and Susan O. Church, as Trustees of B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999	103-04-0/326.00
(NAME)	(NAME)	
4022 Media Street	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Larry McRoberts and wife, Rachel McRoberts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen T. Church a/k/a Steve Church and Susan O. Church, as Trustees of B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999**, 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 33, Map of Charlotte Avenue Church of Christ Addition to West Nashville, as shown on plat of record in Book 547, Page 199, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry McRoberts and wife, Rachel McRoberts by Warranty Deed from Madison M. Waggoner and wife, Nancy S. Waggoner dated July 25th, 2008 and filed for record on August 4th, 2008 as Instrument No. 20080804-0079850, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee.

Subject to TVA Easement as shown of record in Book 1291, Page 16, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any, and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 4022 Media Street, Nashville, TN 37209

(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 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 heirs 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.

BILL GARRETT, Davidson County
Trans:T20100055916 DEEDWARR
Recvd: 09/07/10 13:39 2 pgs
Fees:13.00 Taxes:976.43

20100907-0070976

Witness our hands this 3rd day of September, 2010.

Larry S. McRoberts

Rachel McRoberts

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 Larry McRoberts and wife, Rachel McRoberts the bargainor (s), 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 3rd day of September, 2010.

Commission expires: 3-10-12

Notary Public

JONATHAN TRISTON JACOBS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.