BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100067479 DEEDWARR
Recvd: 10/25/10 11:51 2 pgs
Fees:13.00 Taxes:1017.50
20101025-0085234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2010.

Notary Public

(AFFIX SEAL)

CHRISTINE L. LUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talbert Construction Advisors, LLC	New Owner	
(NAME) 6A Raccoon Road	(NAME)	Part of 117-15-17
(ADDRESS) North Oaks, MN 55127	(ADDRESS)	
(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, **STEPHEN T. CHURCH A/K/A STEVE CHURCH, TRUSTEE OF B2J REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALBERT CONSTRUCTION ADVISORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, HER 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. 21-A, as shown on the map entitled Final Plat Resubdivision of Lot 21 Glen Echo Subdivision, of record as Instrument No. 20100610-0045145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Stephen T. Church a/k/a Steve Church and Susan O. Church, Trustees of B2J Revocable Trust by deed from William D. Walton and John Charles Walton, Jr., of record as Instrument No. 20100519-0038459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, which have been paid; (b) all matters appearing on the plan of record as Instrument No. 20100610-0045145, said Register's Office; and (c) restrictive covenants of record in Book 1644, page 273, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1737/1739 Hillmont Drive, Nashville, TN 37215

(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, its successors 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, its 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 my hand this 21st day of October, 2010.

Stephen T. Church a/k/a Steve Church, Trustee of
B2J Revocable Trust

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 Stephen T. Church a/k/a Steve Church, Trustee of B2J Revocable Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2010.

Kevin D. Montgomery Notary Public



My Commission Expires NOV. 7, 2011

