WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LUND
NOTARY PUBLIC
STATE OF TENNESSEE
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
Richard Christensen	New Owner	
(NAME) 4018 Colorado Avenue	(NAME)	Part of 103-4-477
(ADDRESS) Nashville, TN 37209	(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 AND SUSAN O. CHURCH, AS TRUSTEES OF AND B2J REVOCABLE TRUST DATED DECEMBER 12, 1990 AND AMENDED NOVEMBER 30, 1999**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD CHRISTENSEN,** 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-A on the Final Plat, Resubdivision of Lot 33, Map of Charlotte Ave. Church of Christ Addition to West Nashville, of record as Instrument No. 20110304-0017606, Register's Office for Davidson County, Tennessee, to which plat 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, as Trustees of and B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999 by deed from Larry McRoberts and wife, Rachel McRoberts, of record as Instrument No. 20100907-0070976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record as Instrument No. 20110304-0017606, said Register's Office; (c) TVA Easement of record in Book 1291, pages 16-18, said Register's Office; and (d) Title to that portion of the premises, if any, embraced within the charter right-of- way of CSX Railroad.

unimproved ☒

This is improved ☐ property, known as 4020 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:T20110017004 DEEDWARR
Recvd: 03/23/11 10:32 2 pgs
Fees:13.00 Taxes:407.00
20110323-0022545

Witness my hand this 21st day of March, 2011.

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

By: Stephen T. Church, Trustee
Stephen T. Church a/k/a Steve Church, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen T. Church a/k/a Steve Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999, and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2011.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013