WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/8/13

BILL GARRETT, Davidson County
Trans: T20120020433 DEEDWARR
Recvd: 03/21/12 13:09 2 pgs
Fees: 13.00 Taxes: 738.15
20120321-0024002

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Clayton Cook	New Owner	
(NAME) 340 Stonecrest Way	(NAME)	10401018000
(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 AKA STEVE CHURCH AND SUSAN O. CHURCH, TRUSTEES OF B2J REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON COOK AND JESSICA PHILLIPS,** 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 the northerly one-half of Lot No. 38 and all of Lot No. 39 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

Said part of Lot No. 38 and all of Lot No. 39 front together 75 feet on the easterly side of 40th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Stephen T. Church aka Steve Church and Susan O. Church, Trustees of B2J Revocable Trust dated December 12, 1990 and amended November 30, 1999 by deed from Hartford B. Hooper, Trustee and Anne B. Hooper, Trustee of The Hartford and Anne Hooper Family Trust dated August 5, 2000, of record as Instrument No. 20111004-0076737, Register's Office for Davidson County, Tennessee.

This instrument was executed by Kevin D. Montgomery on behalf of Stephen T. Church and Susan O. Church, Co-Trustees of the B2J Revocable Trust dated December 12, 1990 as their attorney in fact pursuant to the Specific Power of Attorney dated 3/12/2012 and filed of record in Instrument NO. 20120321-0024000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 134-B 40th Avenue N, 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.

Witness my hand this 16th day of March, 2012.

B2J Revocable Trust u/a/d 12/12/90

By: Stephen T. Church by Kevin D. Montgomery, attorney in fact
Kevin D. Montgomery, attorney in fact for Stephen T. Church, Co-Trustee

By: Susan O. Church by Kevin D. Montgomery, attorney in fact
Kevin D. Montgomery, attorney in fact for Susan O. Church, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Attorney in Fact for Stephen T. Church and Susan O. Church Co-Trustees of The B2J Revocable Trust u/a/d 12/12/90, the within named bargainor,, and that he as such , Attorney in Fact for Stephen T. Church and Susan O. Church Co-Trustees of The B2J Revocable Trust u/a/d 12/12/90 executed the foregoing instrument for the purpose therein contained by personally signing the name of Stephen T. Church and Susan O. Church Co-Trustees of The B2J Revocable Trust u/a/d 12/12/90.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2012

Commission expires: 9.21.2015

Connie Taylor
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER