WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053196 DEEDWARR
Recvd: 07/23/14 11:27 2 pgs
Fees:13.00 Taxes:1720.50
20140723-0065392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Church, ~~8GCO~~ Trustee	New Owner	
(NAME) P.O. Box 150206	(NAME)	116-16-46
(ADDRESS) Nashville, TN 37215	(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, **PATRICIA MICKHOLTZICK WILSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE CHURCH, TRUSTEE OF 8GCO TRUST,** 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. 36 on the Map of Evergreen Heights, Part Two, Revision of Lots 36, 36 and 37, of record in Book 2083, page 22, said Register's Office, to which plane reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe W. Wilson and wife, Mildred M. Wilson by Deed from Morris Construction Company of record in Book 1971, page 145, said Register's Office. Joe W. Wilson has since died vesting title solely in Mildred M. Wilson as surviving Tenant by the Entirety. Mildred M. Wilson has since died testate. Patricia Mickholtzick Wilson is the devisee under the Will of Mildred Morris Wilson probated under Docket No. 13P-1688, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Mildred M. Wilson and Mildred Morris Wilson are one and the same.

This has never been the marital residence for the Grantor, Patricia Mickholtzick Wilson.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2083, Page 22, said Register's Office; and (c) restrictive covenants of record in Book 1049, page 546, Book 1788, page 425 and Book 1847, page 277, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4002 Copeland Dr., 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 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.

BOX 10-A

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

Witness my hand this 22 day of July, 2014.

Patricia Mickholtzick Wilson

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 Patricia Mickholtzick Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of July, 2014.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017