WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040653 DEEDWARR
Recvd: 05/26/15 14:46 2 pgs
Fees:13.00 Taxes:1998.00
20150526-0048242

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014	Stephen Church	131-02-0-190
(NAME) 4208 Farrar Avenue	(NAME) 2209 Crestmoor Rd. Ste. 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert F. Sasser Jr. and wife, Elaine S. Sasser**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014**, hereinafter called the GRANTEE(S), their heirs and/or 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. 13 and the northerly part of Lot No. 12, Block 4, on the plan of Overton Hills, a Re-Subdivision of Hollywood Place on Hillsboro Rd, as shown on plat of record in Plat Book 843, Page 66, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being more particularly described as follows:

Beginning at a point in the southwesterly margin of Farrar Avenue, said point being the common front corner of Lots Nos. 13 and 14; thence leaving Farrar Avenue, and in a southeasterly direction and along the southerly line of Lot No. 14, 230 feet to a point in the rear line of Lot No. 5, on said plan; thence in a general southwesterly direction and along the rear lines of Lots 5, 6, and 7, 168.7 feet to a point in the rear line of Lot No. 8, said point also being the southeasterly rear corner of property conveyed to Aaron T. Walker and wife, Ruth Folghum Walker, by deed of record in Book 2705, Page 65, Register's Office for Davidson County, Tennessee; thence with Walker's northeasterly line and in a northwesterly direction 192 feet, more or less, to a point in the southeasterly margin of Farrar Avenue and also being the northwesterly front corner of the Walker land; thence along the said margin of said Avenue and in a northeasterly direction 160 feet to the point of beginning.

Being the same property conveyed to Robert F. Sasser, Jr. and wife, Elaine S. Sasser by Warranty Deed

from Sarah L. Nichols, unmarried, dated 10/16/1980, in Book 5667, Page 723, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 843, Page 66, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4208 Farrar Avenue, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 21st day of May, 2015.

Robert F. Sasser Jr.

Elaine S. Sasser

State of Tennessee
County of Williamson

Personally appeared before me Robert F. Sasser Jr. and Elaine S. Sasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2015.

Notary Public
My Commission Expires: 6/11/17

DONALD R. FARRAR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027