6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063799 DEEDWARR
Recvd: 08/03/15 15:48 2 pgs
Fees: 13.00 Taxes: 5679.50
20150803-0076716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I. DYKE TACOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Beckman and Lauren E. Beckman	JP Morgan Chase Bank, NA	
(NAME)	(NAME)	
4002 Copeland Dr.	1820 E Sky Harbor Circle, S Floor 2	11616004600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Phoenix, AZ 85034-9701	
(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 CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA A. BECKMAN AND LAUREN E. BECKMAN, HUSBAND AND WIFE,** 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 35, 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 by Warranty Deed from Patricia Mickholtzick Wilson, married to Steve Church, Trustee of 8GCO Trust as recorded on the 23rd day of July, 2014 in Instrument No. 20140723-0065392 and Warranty Deed from Morris Construction Company, a partnership composed of Albert G. Morris and Charles L. Morris to Joe W. Wilson and wife, Mildred M. Wilson as recorded on the 24th day of April, 1951 in Deed Book 1971, Page 145, in the Register's Office of Davidson County, Tennessee. Steve Church, Trustee of 8GCO Trust is aka Stephen Church, Trustee of the 8GCO Trust U/A/D July 21, 2014.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2083, Page(s) 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, page , said Register's Office.

unimproved
This is improved x 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.

Witness my hand this 31 day of July, 2015.

BY: Stephen Church, Trustee

STEPHEN CHURCH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stephen 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 the 8GCO Revocable Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015