WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070291 DEEDWARR
Recvd: 08/20/15 11:14 2 pgs
Fees:13.00 Taxes:3515.00
20150820-0084014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
McKenzie Construction, LLC	New Owner	
(NAME)	(NAME)	
2520 Eugenia Ave.		LOT 1 - 145-03-008-200 LOT 2 - 145-03-007-900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 AND WIFE, SUSAN O. CHURCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lots 1 and 2, FINAL PLAT, STEVE CHURCH SUBDIVISION, GRANNY WHITE PIKE & ROSELAWN CIRCLE, as shown on plat of record in Instrument No. 20150327-0026447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stephen T. Church and wife, Susan O. Church by Warranty Deed from M. Watkins Brown and Sarah D. Brown, unmarried persons, recorded on the 24th day of June, 1997 in Deed Book 10503, Page 958, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20150327-0026447, said Register's Office; and (c) Easement and Agreements recorded in Book 8869, Page 57 and Book 8869, Page 61 and Affidavit recorded at Instrument No. 20131223-0129540, said Register's Office.

unimproved X
This is improved _ property, known as 5011 & 5023 Granny White Pike, 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.

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

BOX 10-A

Witness my hand this 19th day of August, 2015.

By: ATTORNEY IN FACT

STEPHEN T. CHURCH, BY: BRYAN CHURCH, ATTORNEY IN FACT

By: ATTORNEY IN FACT

SUSAN O. CHURCH, BY: BRYAN CHURCH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of August, 2015, before me personally appeared Bryan Church, to me known to be the person who executed the foregoing instrument on behalf of Stephen T. Church and Susan O. Church and acknowledged that he executed the same as the free act and deed of Stephen T. Church and Susan O. Church.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2015.

Commission expires:

Notary Public

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