WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070517 DEEDWARR
Recvd: 08/20/15 16:00 2 pgs
Fees:13.00 Taxes:2867.50
20150820-0084244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2015.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH 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
Michael J. Nanko	MB Financial Bank N.A.	
(NAME)	(NAME)	
116 Westover Park Ct.	2350 Green Road, #100	131033A00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Ann Arbor, MI 48105-1588	
(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 **MICHAEL J. NANKO, A SINGLE MAN,** 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 Unit A of Westover Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westover Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067970, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westover Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067970, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from 116 Westover Park Court, LLC, a Tennessee limited liability company, to The 8GCO Revocable Living Trust U/A/D July 21, 2014, as recorded on the 22nd day of August, 2014 in Instrument No. 20140822-0076759; being a portion of Warranty Deed from Nancy W. Duvier, unmarried to 116 Westover Park Court, LLC, a Tennessee limited liability company, as recorded on the 3rd day of July, 2014 in Instrument No. 20140703-0059018 and being a portion of Warranty Deed from Beginnings Inc. to Nancy W. Duvier (Unmarried), as recorded on the 29th day of July, 1983 in Deed Book 6104, Page 699, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 1130, Page 81, Plat Book 5800, Page 190 and Exhibit "B" of Instrument No. 20140730-0067970, said Register's Office; Restrictive covenants of record in Instrument No. 20140730-0067970, said Register's Office; Terms and provisions of by-Laws of "Exhibit "C" recorded in Instrument No. 20140730-0067970, said Register's Office; Charter of Westover Cottages Corporation recorded in Instrument No. 20140911-0083304, said Register's Office; Easement for driveway, recorded in Book 5983, Page 734, said Register's Office; Ingress and Egress Agreement and Abandonment of Access Road as set forth in instrument recorded in Book 10746, Page 163, said Register's Office; and Maintenance Agreement as set forth in instrument recorded in Book 6017, Page 716, said Register's Office.

unimproved
This is improved x property, known as 116 Westover Park Ct., 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 17 day of August, 2015.

THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014

Stephen Church, Trustee

BY: 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 U/A/D July 21, 2014, 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 17 day of August, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public