WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160032116 DEEDWARR
Recvd: 04/19/16 14:51 2 pgs
Fees:13.00 Taxes:3922.00
20160419-0037891

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019
(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
Ryan James Ellis	NEW OWNER	
(NAME) 4303 A Dale Avenue	(NAME) 4303 A. Dale Avenue	131-8-P/1.00CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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 **RYAN JAMES ELLIS,*** 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:

*UNMARRIED

Land in Davidson County, Tennessee, being Unit A, 4303 DALE AVENUE COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150421-0035339, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Matthew A. Ness and wife, Adelaide Ness to Stephen Church, Trustee of the 8GCo Revocable Living Trust U/A/D July 21, 2014, as recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035338 and part of Warranty Deed from Richard P. Davidson, a single man and Kevin D. Stinson, a single man, as tenants in common with right of survivorship to Matthew A. Ness and Adelaide Ness, Husband and Wife, as recorded on the 26th day of March, 2013 in Instrument No. 20130326-0029413, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page 45, said Register's Office; restrictive covenants of record in Instrument No. 20150421-0035339, said Register's Office; Charter of Homeowners Association recorded at Instrument No. 20150513-0043949, said Register's Office; and Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4099, Page 365, said Register's Office.

unimproved _
This is improved x property, known as 4303 A Dale Avenue, Nashville, TN 37204
(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 18th day of April, 2016

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

BY: Stephen Church

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 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 18th day of April, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019