BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046161 DEEDWARR
Recvd: 06/01/16 14:35 2 pgs
Fees:13.00 Taxes:3330.00
20160601-0055169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Carl Cullen Earnest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF APRIL, 2016.

May 9th

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

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
Carl Cullen Earnest and Whitney Frazier Earnest	Legacy Home loans, LLC	
(NAME) 4208 A Farrar Avenue	(NAME) 4025 Hillsboro Rd.	131-023-B/001.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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 **CARL CULLEN EARNEST AND WHITNEY FRAZIER EARNEST, 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 Unit A of 4208 Farrar Avenue 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 4208 Farrar Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150526-0048243 and as Amended in Instrument No. 20160601-0055168, 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 4208 Farrar Avenue 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. 20150526-0048243 and as Amended in Instrument No. 20160601-0055168 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Robert F. Sasser Jr. and wife, Elaine S. Sasser to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014 as recorded on the 26th day of May, 2015 in Instrument No. 20150526-0048242, 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 843, Page 66 and Plat Book 974, Page 38 (Revision showing Lot 12), said Register's Office; restrictive covenants of record in Instrument No. 20150526-0048243, said Register's Office; and Charter recorded at Instrument No. 20150713-0067674, said Register's Office.

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

unimproved _
This is improved x property, known as 4208 A 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 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 ~~April~~ May, 2016

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

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, 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 ~~April~~ May, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public