BOX 10-A ①

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096455 DEEDWARR
Recvd: 11/01/16 10:56 2 pgs
Fees:13.00 Taxes:3330.00
20161101-0115330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

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
Stephen Church, Trustee	New Owner	
(NAME)	(NAME)	117-11-050.00
2209 Crestmoor Rd., Ste. 100		
(ADDRESS)	(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, **SHIRLEY ANN FRAZIER WEST, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014,** 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:

A certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of part of Watkins Grove Subdivision, not of record, described according to a survey made by W. B. Southgate, Civil Engineer, dated October, 1915, as follows:

Beginning on the Easterly margin of Amanda Street at the Southwest corner of the property conveyed to Edward A. LeRou and wife, by deed from Ira L. Hoffman and wife, of record in Book 1913, Page 351, Register's Office for said County, being the corner of Lots Nos. 60 and 61; thence with the line between said two lots and the Southerly line of said LeRoue's property, Eastwardly 200 feet to the corner of Lots Nos. 43, 44, 60 and 61; thence with the line between Lots Nos. 44 and 60, Southwardly 200 feet to the corner of Lots Nos. 44, 45, 59 and 60; thence with the line between Lots Nos. 59 and 60, Westwardly 200 feet to the Easterly margin of Amanda Street; thence with same, Northwardly 200 feet to the Beginning.

Being the same property conveyed by Warranty Deed from Shirley Ann Frazier West, an unmarried woman and Mary Elizabeth Frazier Wilson, an unmarried woman and Robert Evins Pickard, a married man and joined by his spouse N/A to Shirley Ann Frazier West, an unmarried woman, as recorded on the 28th day of July, 2003 in Instrument No. 20030728-0104605, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Easement for Storm & Sanitary Sewers, recorded in Book 4410, Page 957, said Register's Office; and Easement for Gas/Fuel Lines, recorded in Book 7216, Page 566 and Book 7342, Page 687, 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 3506 Amanda 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 31st day of October, 2016

Shirley Ann Frazier West

SHIRLEY ANN FRAZIER WEST

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Ann Frazier West, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2016.

Commission expires:

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

Notary Public