BOX 10-A 360

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Stephen Church, Trustee
2109 Crestmoor Rd Ste 100
Nashville, TN 37215

SEND TAX BILL TO:
New Owner

Map/Parcel #131-16-24

BILL GARRETT, Davidson County
Trans:T20170034182 DEEDWARR
Recvd: 04/24/17 10:19 2 pgs
Fees:13.00 Taxes:3163.50
20170424-0039780

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Addison Hackett, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen Church, as Trustee of the 8GCO Revocable Living Trust U/A/D 7/21/14,** hereinafter called the GRANTEE, his heirs, successors 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 Lot No. 4 of Block "B" on the Map of Gateway Acres as of record in Book 974, page 73, Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookwood Lane at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, south 6 degrees 21' west, 281.6 feet to the common corner of Lot Nos. 3, 4, 5 and 6; thence with the line between lots No. 4 and 5, south 80 degrees 11' east 301.1 feet to the westerly margin of Sewanee Road; thence with said Road northwardly 263.7 feet to the beginning of a curve; thence around said curve northwestwardly 29 feet to the southerly margin of Brookwood Lane; thence with said Lane, westwardly 267 feet to the beginning, containing 1.92 acres, more or less.

Being the same property conveyed to James A. Hackett and wife, Mary N. Hackett by deed from Sam E. Stephenson, Jr. and wife, Dorothea Cole Stephenson of record in Book 4245, page 899, Register's Office for Davidson County, Tennessee. The said James A. Hackett died on February 6, 1986, leaving the said Mary N. Hackett as the surviving tenant by the entirety. The said Mary N. Hackett died intestate on May 25, 2010, leaving her daughter, Mary Addison Hackett, as her only heir-at-law. See Affidavit of Inheritance of Real Estate of record in Instrument #20100811-0063331, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **4715 Sewanee Rd., Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever, and, GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds herself, her heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs, successors 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 the **21st** day of **April, 2017.**

Mary Addison Hackett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Addison Hackett**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of April, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $855,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2017.

NOTARY PUBLIC

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

My Commission Expires: _____