WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-17-109-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Will	**Simmons Bank**	
(NAME) **109 42nd Avenue N**	(NAME) **PO Box 16367**	**103-08-0-300.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Jonesboro, AR 72403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDAN H. CHURCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WILL, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Resubdivision Plat of Lots Nos. 1, 2 and 3 of the Paula Diane Godsey, Trustee Property Plan of West End Annex (Plat Book 332, page 61, Register's Office for Davidson County, Tennessee), as of record in Instrument Number 20140910-0082697, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brendan H. Church, unmarried by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0069078 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 15, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record in Plat at Instrument No. 20140910-0082697, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 42nd Avenue N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170046774 DEEDWARR
Recvd: 06/02/17 09:39 2 pgs
Fees:13.00 Taxes:3977.50
20170602-0054895

Witness my/our hand(s) this the 30th DAY OF MAY, 2017.

Brendan H. Church by Laura Mitchell, Attorney-in-fact
Brendan H. Church by Laura Mitchell as Attorney in Fact

Laura Mitchell as Attorney-in-fact for Mya Kayler Church
Laura Mitchell as Attorney in Fact for MYA KAYLER CHURCH, spouse of Brendan H. Church, hereby joins in this conveyance and does transfer and convey any and all marital interest MYA KAYLER CHURCH may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDAN H. CHURCH and MYA KAYLER CHURCH, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDAN H. CHURCH and MYA KAYLER CHURCH.

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212