WARRANTY DEED

Bill Garrett Davidson County
Batch# 68953 DEEDWARR
03/14/2018 10:07:42 AM 2 pgs
Fees: $13.00 Taxes: $3,848.00

20180314-0024041

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/12/2020

(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
Nashprop, LLC	New Owner	
(NAME) 201 Main St., Ste. 3200	(NAME)	117-08-0Z -001.00 CO
(ADDRESS) Fort Worth, TX 76102	(ADDRESS)	
(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 **Nashprop, LLC, a Delaware limited liability Company,** 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 1 of 3418 AMANDA 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 3418 AMANDA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161024-0112174, 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 3418 AMANDA 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. 20161024-0112174, 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 Virginia Dorris Taylor, unmarried to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, as recorded on the 24th day of October, 2016 in Instrument No. 20161024-0112172 and part of Warranty Deed from Joseph Allen Cook and wife, Pat Reega to Virginia Dorris Taylor, as recorded on the 7th day of June, 1984 in Deed Book 6310, Page 324, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictions, restrictive covenants and conditions, and all other matters of record set forth on Schedule B—Section II of the Owner Policy of Title Insurance that insures the property, but only to the extent each is valid, subsisting and affects title to the property.

unimproved
This is improved x property, known as 3416 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 13 day of March, 2018

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

BY: Stephen Church Trustee by Greg Hardeman Atty in fact

STEPHEN CHURCH, TRUSTEE, BY: GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of March, 2018, before me personally appeared Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen Church, as Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, and acknowledged that he executed the same as the free act and deed of Stephen Church.

Witness my hand and official seal at Nashville, Tennessee this 13 day of March, 2018.

Commission expires:

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 10, 2019

Bonita Martin
Notary Public