WARRANTY DEED

RETURN TO:
PREPARED BY: BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE
[illegible]

JAMES A. WIECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(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
John E. Pearson	OWNER	
(NAME)	(NAME)	
3508 Amanda Ave.		117-11-0T -002.00 CO
(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, **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

John E. Pearson and Kathleen S. Pearson, 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 2 of 3506 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 3506 AMANDA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161101-0115331, 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 3506 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. 20161101-0115331, 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 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 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.

Being part of the same property conveyed by Warranty Deed from Shirley Ann Frazier West, an unmarried woman to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, as recorded on the 1st day of November, 2016 in Instrument No. 20161101-0115330, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and con[illegible] matters of record, including all items set out on any applicable plat of record

Bill Garrett Davidson County
Batch# 73649 DEEDWARR
03/27/2018 09:58:09 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20180327-0028475

unimproved _
This is improved x property, known as 3508 Amanda Ave., 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 20 day of March, 2018

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

BY: Stephen Church, Trustee by Kevin Montgomery Attorney in Fact

STEPHEN CHURCH, TRUSTEE, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of March, 2018, before me personally appeared Kevin D. Montgomery, 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 20 day of March, 2018.

Commission expires:

TONYA B CHENEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public