This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24048.2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 86222 DEEDWARR
04/30/2018 11:29:36 AM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20180430-0040369

NEW OWNER:
Robert Stephen Watts
Angela Marie Watts
1224 Otter Creek Road
Nashville, TN 37215

SEND TAX BILL TO:
SAME

MAP & PARCEL:
145 10 0 051.00

WARRANTY DEED

For and in 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, **Global Trust Investment Company, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Robert Stephen Watts and Angela Marie Watts, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying and being in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on Property Tax Map145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the southwest corner of the Otter Creek Church of Christ property as recorded in Deed Book 10621, Page 891 and 20000913-0091250; thence with Otter Creek Road north 86 degrees 23' 11" west 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, Page 165; thence leaving Otter Creek Road and with the east line of Conner, north 11 degrees 30' east 657.86 feet to an iron pin on the south line of Brigid Ann Heights as recorded in Plat Book 4660, Page 149; thence south 84 degrees 16' 03" east 250 feet to an iron pin at the northwest corner of the Otter Creek Church of Christ property; thence south 11 degrees 35' 49" west 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying, RLS 1961 dated March 5, 2004.

Being the same property conveyed to Global Trust Investment Company, LLC, a Tennessee limited liability company by Deed dated June 5, 2016 from Land Development.Com, Inc., a Tennessee corporation and being of record in Instrument Number 20160614-0060042, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Utility line easement of record in Book 3898, Page 312, said Register's Office.

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 Global Trust Investment Company, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Global Trust Investment Company, LLC further covenants and binds itself, its 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.

This is improved property is known as: 1224 Otter Creek Road, Nashville, Tennessee 37215.

Executed on this 27th day of April, 2018.

Global Trust Investment Company, LLC

By: _____

Name: Tony J. Cavender

Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Tony J. Cavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Global Trust Investment Company, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of Global Trust Investment Company, LLC by himself as President.

Witness my hand this 27th day of April, 2018.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of April, 2018.

Notary Public

My Commission Expires:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018