WARRANTY DEED

BOX 10-A

Bill Garrett Davidson County
Batch# 97557 DEEDWARR
05/29/2018 10:30:09 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20180529-0050800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF May, 20 18

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 6, 2021

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
Bryan Church, Trustee	New Owner	
(NAME)	(NAME)	
5011 Granny White Pike		145-03-0-082.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN CHURCH, TRUSTEE OF THE 5011 GRANNY WHITE PIKE TRUST U/A/D MAY 11, 2018,** 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 Lot 1, FINAL PLAT, STEVE CHURCH SUBDIVISION, GRANNY WHITE PIKE & ROSELAWN CIRCLE, as shown on plat of record in Instrument No. 20150327-0026447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to McKenzie Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Stephen T. Church and wife, Susan O. Church, recorded on the 20th day of August, 2015 in Instrument No. 20150820-0084014, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

unimproved
This is improved x property, known as 5011 Granny White Pike, Nashville, TN 37220
(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 18th day of May, 2018

MCKENZIE CONSTRUCTION, LLC

BY: _____

JOSH B. MCKENZIE, MANAGING MEMBER

BY: _____

~~BRAD BETTS, MANAGING MEMBER~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Josh B. McKenzie and Brad Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of McKenzie Construction, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2018.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019