BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 106838 **DEEDWARR**
06/20/2018 12:08:24 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180620-0059427

J-EXIT-18-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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)
8GCO Revocable Living Trust U/A/D July 21, 2014	**NEW OWNER**	
(NAME)	(NAME)	
PO Box 150206		**118-09-0-154.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ANNIE B. TOLLIVER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014,** 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:

Being Lot No. 45 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for said County.
Said Lot No. 45 fronts 75 feet on the Southerly side of Sutton Hill Road, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Mary B. McKeand, unmarried to Frank E. Tolliver and wife, Annie C. Tolliver as recorded on the 27th day of March, 1969 in Deed Book 4320, Page 838 and Warranty Deed from Frank E. Tolliver and Wife, (incorrectly recorded as) Annie C. Tolliver to Frank E. Tolliver and wife, Annie B. Tolliver as recorded on the 5th day of February, 2008 in Instrument No. 20080205-0012003, said Register's Office. Frank E. Tolliver died on December 20, 2014 leaving Annie B. Tolliver as sole surviving Tenant by the Entirety.

Being the same property conveyed by Quitclaim Deed from Donald Tolliver, LaDonna Billingsley, Kelli Fleming, LaDonna Tolliver, and Kevin Tolliver to Annie Tolliver as recorded on the 18th day of December, 2017 in Instrument No. 20171218-0128520, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Annie Tolliver to Donald Tolliver, Gerald Tolliver, Ladonna Billingsley, and Kelli Fleming as recorded on the 6th day of August, 2015 in Instrument No. 20150806-0078560, said Register's Office.

Gerald Tolliver died intestate on June 10, 2016 leaving Roberta Tolliver, LaDonna Tolliver and Kevin Tolliver as his sole Heirs at law, pursuant to Affidavit of Heirship's of record in Instrument No. 20180620-0059423 and Instrument No. 20180620-0059424 said Register's Office.

Being the same property conveyed by Quitclaim Deed from Roberta Tolliver to Annie Tolliver of record in Instrument No. 20180620-0059425 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67, in the Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1086, Page 573 and Book 1066, Page 421, in the Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Sutton Hill Road, Nashville, Tennessee 37204**.

RETURN TO:
PREMIER ESCROW, LLC

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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2018.

Annie B. Tolliver by Kelli Fleming as her Attorney in fact

Annie B. Tolliver
by Kelli Fleming as her Attorney-in-fact

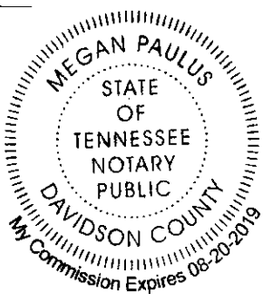
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI FLEMING, 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 ANNIE B. TOLLIVER, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNIE B. TOLLIVER.

Witness my hand and official seal, this the 15th of June, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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