WARRANTY DEED

Bill Garrett Davidson County
Batch# 125145 DEEDWARR
08/07/2018 10:30:48 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20180807-0077480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 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
Robert J. Newell and Julie M. Newell	Hometrust Mortgage Corp.	
(NAME)	(NAME)	
4715 Sewanee	1475 E. Woodfield Rd. Ste 110	131-16-0-024.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Schaumburg, IL 60173	
(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 **ROBERT J. NEWELL AND JULIE M. NEWELL, 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 Lot No. 4 of Block "B" on the Map of Gateway Acres as of record in Book 974, Page 73, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Brookwood Lane at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 6 degrees 21' West, 281.6 feet to the common corner of Lot Nos. 3, 4, 5 and 6; thence with the line between lots No. 4 and 5, South 80 degrees 11' East 301.1 feet to the Westerly margin of Sewanee Road; thence with said Road Northwardly 263.7 feet to the beginning of a curve; thence around said curve Northwestwardly 29 feet to the Southerly margin of Brookwood Lane; thence with said Lane, Westwardly 267 feet to the beginning, containing 1.92 acres, more or less.

Being the same property conveyed by Warranty Deed from Mary Addison Hackett, a single woman to Stephen Church, as Trustee of the 8GCO Revocable Living Trust U/A/D 7/21/14, as recorded on the 24th day of April, 2017 in Instrument No. 20170424-0039780; Affidavit of Inheritance of Real Estate in Instrument No. 20100811-0063331 and Warranty Deed from James A. Hackett and wife, Mary N. Hackett to Sam E. Stephenson, Jr. and wife, Dorothea Cole Stephenson, as recorded on the 25th day of June, 1968 in Deed Book 4245, Page 899, 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.

BOX 10-A

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

unimproved
This is improved x property, known as 4715 Sewanee, 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 6th day of August, 2018

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

BY: Stephen Church

STEPHEN CHURCH, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stephen Church with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 6 day of August, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public