**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180817262**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Karen Y Johnson Davidson County
Batch# 135833 **DEEDWARR**
09/04/2018 09:26:20 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180904-0086984

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Stephen Church, Trustee<br>916 Marengo Lane<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>118-09-0-166.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of the 8GCO Revocable Living Trust, U/A/D July 21, 2014** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BARBARA LYNN HOLDER, of record in Instrument No. 20170621-0062212 , dated June 19, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 118-09-0-166.00.

Matters shown on the Plan of record in Plat Book 974, page 67, said Register's Office.

This is improved property located at 916 Marengo Lane Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of August, 2018.

Shaffer Home Services, LLC

By: Vance Bryan Shaffer, Sole Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Vance Bryan Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Shaffer Home Services, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 31st day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018