Karen Y Johnson Davidson County
Batch# 157406 DEEDWARR
11/07/2018 01:45:13 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20181107-0110401

ARED BY J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2802 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Church, Trustee | NEW OWNER | |
| 2209 Crestmoor Rd. St 100 | | 13104022700 |
| Nashville, TN 37215 | | |
| (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, I, **Lytle Anthony James, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Church, Trustee of The 8GCO Revocable Living Trust u/a/d July 21, 2014,**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSOR 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. 38 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca Leigh bell, unmarried by Warranty deed from Amy E. Smotherman, unmarried of record in Instrument No. 20100312-0019052 Register's Office for Davidson County, Tennessee, dated March 10, 2010 and recorded on March 12, 2010. Being the same property conveyed to Rebecca Leigh Bell and husband, Lytle Anthony James as tenants by the entirety by Quit Claim deed from Rebecca Leigh Bell of record in Instrument No. 20180824-0084260 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 24, 2018. Rebecca Leigh Bell died on September 18, 2018, leaving Lytle Anthony James as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1135 Brookmeade Drive, Nashville, TN 37204.**

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 the 2nd day of November, 2018.

Lytle Anthony James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lytle Anthony James** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of November, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON