THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34520-10-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Joanne B. Lagerson Affiant Subscribed and sworn to before me this 7th day of November, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Karen Y Johnson Davidson County
Batch# 157529 DEEDWARR
11/08/2018 08:16:40 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20181108-0110551

WARRANTY DEED

Address New Owner: Stephen Church 1125 Brookmeade Drive Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 04 0 232 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, **JoAnne B. Lagerson, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of The 8GCO Living Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1125 Brookmeade Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of November, 2018.

Joanne B Lagerson
JoAnne B. Lagerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JoAnne B. Lagerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2018.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County.

SAID Lot No. 33 fronts 122.0 feet on the southerly margin of Brookmeade Drive and extends back 135.0 feet on the easterly line and 182.0 feet on the westerly line to a broken line in the rear, measuring 138.3 feet thereon.

Being the same property conveyed to JoAnne B. Lagerson, unmarried by deed dated February 22, 1980 from Clyde Easter and wife, Ethel S. Easter of record in Book 5569, page 716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019. Map and Parcel No. 131 04 0 232 00.
2. All matters appearing on the Plan of record as Book 1424, page 139, Register's Office for Davidson County, Tennessee.