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

CRT File No. 181018265

Karen Y Johnson Davidson County
Batch# 169776 **DEEDWARR**
12/04/2018 08:32:33 AM 2 pgs
Fees: $13.00 Taxes: $4,754.50

20181204-0117949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,285,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2018.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shuwarger & Company LLP Attn: Richard W. Dettorre 11075 Santa Monica Boulevard, Suite 150 Los Angeles, CA 90025	New Owner	Tax Parcel ID No. 117-15-0-216.00

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, **Stephen Church, Trustee of the 8GCO Revocable Living Trust, u/a/d July 21, 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha A. Henderson, as Trustee of the Martha Henderson Trust u/d/t dated August 26, 1996** ("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 No. 19 on the Plan of Green Hills Subdivision of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 19 fronts 70 feet on the Southerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being part of the same property conveyed by Quitclaim Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D, July 21, 2014 to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D, July 21, 2014, as recorded on the 30th day of June, 2016 in Instrument No. 20160630-0066827 and part of Warranty Deed from Zella Charlene Daniell, unmarried to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, as recorded on the 30th day of June, 2016 in Instrument No. 20160630-0066826, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION, as recorded in Plat Book 547, Page(s) 128.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20180222-0016989.

Easement for Sewer/Storm Drainage, recorded in Book 4008, Page 178.

Right of Way recorded in Book 4231, Page 477 (may or may not apply to subject property).

This is improved property located at 1625 S Observatory Drive Nashville TN 37215

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 28th day of November, 2018.

The 8GCO Revocable Living Trust, u/a/d
July 21, 2014

By: Stephen Church, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of November, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022