WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170775 **DEEDWARR**
12/05/2018 01:43:28 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20181205-0118627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRANDY DAVIS TENNESSEE NOTARY PUBLIC My Comm Exp. 07/06/2020 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
8GCO Living Trust	8GCO Living Trust	131 15 0 061.00
(NAME)	(NAME)	
4803 Belmont Park Terrace	4803 Belmont Park Terrace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mayme Lee Lawrence, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Church, as Trustee of the 8GCO Living Trust, dated July 21, 2014.**, 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:

Being Lot No. 11 on the Plan of Harpeth Acres, Section Five, of record in Book 2330, page 73, Register's Office for said County. Said Lot No. 11 fronts 139.76 feet on the west side of Belmont Park Terrace, and extends back 230.9 feet on the north line and 328.8 feet on the south line to a dead line in the rear on which it measures 203 feet.

Being the same property conveyed to Ira M. Blankenship and wife, Betty Blankenship by Deed from R. Edward McDaniel, Jr., and wife, Joann G. McDaniel dated October 1, 1964 and recorded October 2, 1964 in Book 3818, Page 298, in said Register's Office for Davidson County, Tennessee. The said Betty Blankenship having died on April 15, 1995 leaving Ira Blankenship as the surviving tenant by entirety. The said Ira Blankship having died testate on June 16, 2002, devising the property to James E. Blankship and Mayme Lee Lawrence, his Last Will and Testament being probated in Case No. 02P1253 Circuit Court for Davidson County Tennessee, Probate Division.

Further, being the same property conveyed to James E. Blankenship and Mayme Lee Lawrence as joint tenants with right of survivorship by Quitclaim Deed from Martin C. Giner, Trustee dated March 22, 2004 and recorded March 29, 2004 as Instrument No. 200403290035136, in said Register's Office for Davidson County, Tennessee. The said James E. Blankenship having died on March 28, 2012 leaving Mayme Lee Lawrence as the surviving tenant. James E. Blankship estate Probated in Case No. 12-P411, Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor's spouse.

File Number: GRN-188851SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4803 Belmont Park Terrace, Nashville, TN 37215

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 our hands this 5th day of December, 2018

Mayme Lee Lawrence
Mayme Lee Lawrence

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mayme Lee Lawrence, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2018.

BSD
Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-188851SSO