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

CRT File No. 190319775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $464,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2019.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 220047 DEEDWARR
04/22/2019 10:26:22 AM 2 pgs
Fees: $13.00 Taxes: $1,716.80

20190422-0036279

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Church, Trustee 2209 Crestmoor Rd Ste 100 Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-03-0-193.00

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, **David W. Maxwell, Sr., unmarried** ("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**, ("Grantee"), 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) 49, as shown on the map entitled Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to W. H. OLDHAM and wife, SARA M. OLDHAM, by deed from JOE HAMPTON JETTON and wife, MARTHA LOU JETTON, of record in Book 4333, page 582 , dated May 15, 1969 , said Register's Office.

W. H. OLDHAM predeceased his wife, SARA M. OLDHAM, who died testate. Her Last Will and Testament, which was filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 97P662, devised the subject property to DAVID W. MAXWELL. For further reference see Last Will and Testament of record in Book 10571, page 794, 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 2019 and subsequent years for Map-Par. 131-03-0-193.00.

Matters shown on the Plan of record in Plat Book 974, page 19, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1129, page 321 and amended in Book 6104, page 64, said Register's Office.

This is improved property located at 1718 Temple Avenue 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 16th day of April, 2019.

David W Maxwell SR

David W. Maxwell, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W. Maxwell, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public

My Commission Expires: _____

