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

CRT File No. 190219234

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 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# 227011 DEEDWARR
05/08/2019 10:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190508-0043049

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Church, Trustee 2209 Crestmoor Road, Ste 100 Nashville, TN 37215	New Owner	Tax Parcel ID No. 117-05-0-137.00

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, **William Jay Turman, Trustee and Peggy T. Turman, Trustee of The Turman Joint Revocable Living Trust Agreement, u/a/d March 29, 2001** ("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"), his 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) 20, 21, 22 and 23 as shown on the map entitled Revised Plan of Woodmont Acres, of record in Plat Book 843, page 102, 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 WILLIAM J. TURMAN and wife, PEGGY T. TURMAN, by deed from ANNE LOUISE EIDELL WALL and JOHN G. EIDELL, of record in Book 4091, page 129 , dated December 9, 1966 , said Register's Office.

WILLIAM J. TURMAN and wife, PEGGY T. TURMAN conveyed their interest to WILLIAM JAY TURMAN AND WIFE, PEGGY T. TURMAN, TRUSTEES OF THE TURMAN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 29, 2001, by quitclaim deed of record in Instrument No. 20010330-0030667, dated March 29, 2001, 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. 117-05-0-137.00.

Matters shown on the Plan of record in Plat Book 843, page 102, said Register's Office.

This is improved property located at 3505 Ruland Place 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 1st day of May, 2019.

William Jay Turman, Trustee

Peggy T. Turman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Jay Turman and Peggy T. Turman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Turman Joint Revocable Living Trust Agreement u/a/d March 29, 2001, 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 1st day of May, 2019.

Notary Public

My Commission Expires: _____

