Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

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

CRT File No. 190922626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2019.

Notary Public
My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Karen Johnson Davidson County
Batch# 306474 DEEDWARR
10/25/2019 01:42:28 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20191025-0109763

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
T&K Capital, LLC	New Owner	Tax Parcel ID No.
1400 Rosa L. Parks Blvd, Apt 140		117-05-0-137.00
Nashville, TN 37208-2571		117-05-0-198.00

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 **T&K Capital, LLC, a Tennessee Limited Liability Company**, ("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(s) 20, 21, 22 and 23, Block C, 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 part of the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014, by deed from WILLIAM JAY TURMAN, TRUSTEE AND PEGGY T. TURMAN, TRUSTEE OF THE TURMAN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 29, 2001, of record in Instrument No. 20190508-0043049, dated May 1, 2019, said Register's Office. Said property being further conveyed by Quitclaim Deed to Stephen Church, Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014, of record in Instrument No. 20190508-0043050, dated May 3, 2019, said Register's Office.
Note: Grantor's name was erroneously shown as the 8GCO Trust Revocable Living Trust U/A/D July 21, 2014 instead of the 8GCO Revocable Living Trust u/a/d July 21, 2014 in Quitclaim Deed of record in Instrument No. 20190508-0043050, 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 and Map-Par 117-05-0-198.

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

This is improved property located at 3507 and 3509 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 18th day of October, 2019.

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 18th day of October, 2019.

Notary Public

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

My Commission Expires: _____