Return to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124711** Karen Johnson Davidson County Batch# 366393 DEEDWARR 03/04/2020 09:15:01 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20200304-0023639	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2020. Notary Public My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

WARRANTY DEED

Address New Owner: Jacob Matthew Tant 9540 Sanctuary Place Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-3F-001.00-CO (Unit A) and 117-15-3F-002.00-CO (Unit B)

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 Trust u/a/d 7/21/14** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Matthew Tant, married**, ("Grantees"), their 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 Units "A" and "B" on the plan of 4100 Lone Oak Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4100 Lone Oak Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191031-0111829, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE TRUST U/A/D 7-21-14, by deed from PAUL G. ACKERMAN, JR. AND WIFE, GAIL ACKERMAN, of record in Instrument No. 20190912-0092417, dated September 11, 2019, 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 2020 and subsequent years for Map-Par. 117-15-0-127.00.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

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 26th day of February, 2020.

Stephen Church, Trustee of the 8GCO Revocable Trust U/A/D 7-21-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Church, Trustee of the 8GCO Revocable Trust U/A/D 7-21-14, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand, at office, this 26th day of February, 2020.

Notary Public

My Commission Expires: _____

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