Davidson County	DEEDWARR
Recvd: 11/14/13 16:05	4 pgs
Fees:22.00 Taxes:0.00	
20131114-0117979	

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
5525 110th Ave. North, Suite L208
Pinellas Park, Florida 33782

When Recorded Return To:
LSI Title Company
5039 Dudley Blvd.
McClellan, CA 95652

New Owner(s) Address & Mail Tax Statements To:
Jay W. Trevathan & Lauren Trevathan
5843 Brentwood ~~Terrace~~ Trace LT GW
Brentwood, TN 37027

Property Tax ID#: 160-14-0-B13-90-0CO
Ref. #: 17475207

Recording Requested By:
LSI

WARRANTY DEED

TCA 67-4-409(a)(3)(A)

This instrument, made and entered into on this the 10th day of October, 2013, by and between JAY W. TREVATHAN, a married man, who acquired title as unmarried, joined herein by his spouse LAUREN TREVATHAN, Grantors, and JAY W. TREVATHAN and LAUREN TREVATHAN, husband and wife, whose address is 5843 Brentwood ~~Terrace,~~ Brentwood, TN 37027, Grantees.

Witnesseth: Trace GW LT

That for and in consideration of the sum of $1.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTOIN ATTACHED AS EXHIBIT "A"

Property Address: 5843 Brentwood ~~Terrace;~~ Brentwood, TN 37027
Trace GW LT

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, Grantors' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

Jay W. Trevathan
JAY W. TREVATHAN

Lauren Trevathan
LAUREN TREVATHAN

STATE OF Tennessee }

COUNTY OF Williamson }

On this 29 day of October, 2013, before me, personally appeared JAY W. TREVATHAN and LAUREN TREVATHAN, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: My comm. expires October 19, 2014

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(3)(A).

Jay W. Trevathan
Affiant

Subscribed and sworn to before me this the 29 day of October, 2013.

Notary Public
My Commission Expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jay W. Trevathan & Lauren Trevathan
5843 Brentwood ~~Terrace~~ Trace Ct
Brentwood, TN 37027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following described property:

Unit No. 5843 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Blvd. Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200. Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, and Register's Office to which reference is here made.

Being the same parcel conveyed to Jay W. Trevathan from Stephen L. Schlapman, by virtue of a deed dated 12/30/2002, recorded 1/3/2003, in Deed as Instrument No. 20030103-0001319 County of Davidson, State of Tennessee.

Assessor's Parcel No: 160-14-0-B13-90-0CO

Property Address: 5843 Brentwood Terrace, Brentwood, TN 37027

True Copy Certification

I, **Paul Vlnar**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Sacramento

Personally appeared before me, Gundula E Flovin, a notary public for this county and state, **Paul Vlnar**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/03/2017

GUNDULA E. FLOVIN
COMM. # 2040264
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Expires OCT. 3, 2017