| THIS DOCUMENT PREPARED BY<br>Stephanie J. Edwards<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).** |
|---|---|

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Bradley Alan MacLean, Trustee<br>Cynthia Wood MacLean, Trustee<br>454 Mariner Point Drive<br>Clinton, TN 37716 | SAME | Tract I<br>Map: 116-12-0 D<br>Parcel: 517.00 CO<br>Tract II<br>116-3-B<br>118.00 CO |

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bradley A. MacLean and Cynthia W. MacLean, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest to the subject real property in equal shares to a revocable trust established by Bradley Alan MacLean and to a revocable trust established by Cynthia Wood MacLean, have bargained and sold, and by these presents do transfer and convey an undivided one-half (1/2) interest unto Bradley Alan MacLean as the Trustee of the Bradley Alan MacLean Revocable Trust dated December 5, 2014, as amended from time to time, and to his successors in trust, and transfers and conveys an undivided one-half (1/2) interest unto Cynthia Wood MacLean as the Trustee of the Cynthia Wood MacLean Revocable Trust dated December 5, 2014, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the



BILL GARRETT, Davidson County
Trans:T20140092615 DEEDWARR
Recvd: 12/11/14 09:14 4 pgs
Fees:22.00 Taxes:0.00
20141211-0113359

Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. Section 6 of Tennessee Public Chapter 829 enacted on April 28, 2014, shall apply to this property and any proceeds of this property. Such provision treats any property conveyed by the Grantor and the Grantor's spouse to the Trustee that was previously held by them as tenants by the entirety as having the same immunity from the claims of their separate creditors as would exist if they had continued to hold the property as tenants by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantee's successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 5th day of December, 2014.

Bradley A. MacLean

Cynthia W. MacLean

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley A. MacLean, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand this 5th day of December, 2014.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia W. MacLean, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand this 5th day of December, 2014.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

## EXHIBIT A

### Legal Description

Tract I

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 517 on the Plan of Revised Burlington Condominium Plat of Phase II – Condominium Lot, of record in Book 6250, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia MacLean and Bradley MacLean by Warranty Deed from Jerry T. Knoch, Executor of the Estate of Gloria Knoch Bianco, as Instrument No. 20130702-0068459 in the Register's Office for Davidson County, Tennessee.

Tract II

BEING all of Unit No. 118, on the Plan of Royal Oaks Apartments, created under Title 66, Chapter 27, Sections 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5282, Page 972, and amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Royal Oaks Apartments Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 45, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said Unit is also known as Apartment No. 118.

Being the same property conveyed to Bradley A. MacLean and Cynthia W. MacLean by Warranty Deed from Abe's Garden, a Tennessee and Non-Profit Corporation, as Instrument No. 20101222-0101829 in the Register's Office for Davidson County, Tennessee.