BILL GARRETT, Davidson County
Trans:T20150010921 DEEDWARR
Recvd: 02/12/15 08:44 3 pgs
Fees:17.00 Taxes:0.00
20150212-0012857

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Tax Parcel # 11508007700

# WARRANTY DEED

| Property Address & New Owner: | * | Mail Tax Statement to: |
|---|---|---|
| BRIAN D. WALLER and | * | Brian D. Waller |
| CHRISTINA A. WALLER, Trustees of the | * | Christina A. Waller |
| WALLER REVOCABLE LIVING TRUST | * | 6120 Jocelyn Hollow Road |
| 412 Powder Mill Road | * | Nashville, TN 37205 |
| Nashville, TN 37205 | * | |

The GRANTORS, **BRIAN WALLER and wife, CHRISTY WALLER**, as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

**BRIAN D. WALLER and CHRISTINA A. WALLER, Trustees of the WALLER REVOCABLE LIVING TRUST, dated June 18, 2013**

The WALLER REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of George N. Welch, Jr., Subdivision, West Meade Village Tract, Section "B" as of record in Book 1835, page 75, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete description.

Being the same property conveyed to BRIAN WALLER and wife, CHRISTY WALLER, by deed of record at Instrument No. 20141114-0105449 in the Register's Office of Davidson County, Tennessee.

This conveyance in made subject to matters shown on the Plan of record in Book 1835, page 75, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 412 Powder Mill Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of February, 2015, by the undersigned.

**BRIAN WALLER**

**CHRISTY WALLER**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRIAN WALLER and CHRISTY WALLER** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-1-2017

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

**AFFIANT**

Subscribed and sworn to before me this 4th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-1-2017