THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20150012445 DEEDWARR
Recvd: 02/20/15 09:12 2 pgs
Fees:12.00 Taxes:0.00

20150220-0014654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Revocable Trust
Affiant
Subscribed and sworn before me this the
20 Day of February, 2015.
, Deputy Register

Send tax bill!

WHEN RECORDED RETURN TO:
Lamar D. Houston, Sr. & Nikita L. Jones-Houston
336 W. 62nd Street
Los Angeles, California, 90003

WARRANTY DEED

THE GRANTOR(S),
- Lamar D. Houston and Nikita Houston, husband and wife,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):
- The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustee, 336 W. 62nd Street, Los Angeles, Los Angeles County, California, 90003,

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee:

(legal description): 628 Copper Ridge Trail, Antioch, TN 37013 LOT NO. 378 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO
current source of title: 20010823-0091153

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 173040A24900CO

Deed Drafted By: Lamar D. Houston, Sr. & Nikita L. Jones-Houston
336 W. 62nd Street
Los Angeles, California, 90003

Grantor Signatures:

DATED: 2.5.15 DATED: 2.5.15

2-5-15

Lamar D. Houston Nikita Houston

Lamar D. and Nikita Houston
336 W. 62nd Street
Los Angeles, California, 90003

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On Feb. 5, 2015 before me, Adriel T. Dolliole, Notary Public, personally appeared Lamar D. Houston and Nikita Houston, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ADRIEL T. DOLLIOLE
Commission # 2083178
Notary Public - California
Los Angeles County
My Comm. Expires Oct 21, 2018

(Notary Seal)

Signature of Notary Public