BILL GARRETT, Davidson County
Trans:T20150029588 DEEDWARR
Recvd: 04/20/15 13:18 2 pgs
Fees:13.00 Taxes:207.20
20150420-0034950

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $56,000.00

Joshua C. Sublett

Subscribed and sworn to before me on this 18 day of April, 2015.

Tracy Crook

TRACY L. CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 8, 2017

This instrument was prepared by:
Joshua C. Sublett
1520 Lincoya Bay Drive
Nashville, TN 37214
(615)419-6794

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Numbers
Joshua C. Sublett and Mary Alice Sublett 1520 Lincoya Bay Drive Nashville, TN 37214	Charles G. Sublett 5005 Bonnahill Drive Hermitage, TN 37076	074 16 0105.00

WARRANTY DEED
Reserved Life Estates

KNOWN ALL MEN BY THESE PRESENTS THAT for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles G. Sublett and Berniece L. Sublett, Husband and Wife, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do each hereby transfer and convey one-half of his right, title and interest unto Joshua C. Sublett and Mary Alice Sublett, Husband and Wife, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Hermitage, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 380 ON THE PLAN OF HERMITAGE HILLS, SECTION 5, AS OF RECORD IN BOOK 3300, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES G SUBLETT AND BERNICE L SUBLETT BY A DEED RECORDED 12/13/1962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN DEED BOOK 3466, PAGE 247.

KNOWN AS: 5005 BONNAHILL DRIVE, HERMITAGE, TN 37076

EXPRESSLEY RESERVING a Life Estate in the above described property, by each Grantor and his assigns. Each Grantor shall continue to have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of each of the Grantor's natural life. Upon the expiration of both of the Grantors' natural lives, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantees. It being the intention of each Grantor that the ending of one Life Estate shall in no way affect the remaining Life Estate.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD unto said Grantees their heirs and assigns in fee simple, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid: that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

WITNESS my hand this 18 day of April, 2015.

Charles G. Sublett and
Berniece L. Sublett, Grantors

Grantor: Charles G. Sublett
Charles G. Sublett

Grantor: Berniece L. Sublett
Berniece L. Sublett

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles G. Sublett and Berniece L. Sublett, with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand this 18 day of April, 2015.

Tracy Crook
Notary Public

My Commission Expires: May 8, 2017

TRACY L. CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY