BILL GARRETT, Davidson County
Trans:T20150088554 DEEDWARR
Recvd: 10/19/15 08:43 3 pgs
Fees:17.00 Taxes:0.00
20151019-0105805

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

DAVID M. ROSS, as Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of October, 2015.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015; and Susana O. Ross, Trustee of the Susana O. Ross Revocable Trust u/a dated October 14, 2015 4515 Wayland Drive Nashville, TN 37215	David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015; and Susana O. Ross, Trustee of the Susana O. Ross Revocable Trust u/a dated October 14, 2015 4515 Wayland Drive Nashville, TN 37215	130-15-065

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **David M. Ross and wife, Susana O. Ross,** (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest unto **David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015,** and a fifty (50%) undivided interest unto **Susana O. Ross, Trustee of the Susana O. Ross Revocable Trust u/a dated October 14, 2015,** their successors and assigns (collectively, "Grantee"), all of our right, title

and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Being part of Tract "A" on the Plan of Harpeth View Estates, as of record in Book 1835, page 69, described as follows:

BEGINNING at a point on the westerly margin of Wayland, formerly Fairview Drive, at the northeast corner of Lot 6 on said plan; thence with the westerly margin of said Drive, N 0° 26' E, 60 feet; thence, N 78° 01' W, 442.4 feet; thence, S 35° 58' W, 306 feet to the northwest corner of Lot No. 16 on the Plan of Harpeth View Estates, Section II, as of record in Book 2330, page 26; thence, with the northeasterly boundary line of said Lot No. 16 and Lot No. 15, S 53° 02' E, 384.5 feet to a point in the western boundary line of Lot No. 7 on the said Plan of Harpeth View Estates; thence with same, N 18° 01' E to the corner of said Lots Nos. 6 and 7; thence, with the northwesterly boundary line of said Lot No. 6, N 35° 06' E, 306.1 feet to the northwestern corner of said Lot No. 6; thence, with the northern boundary line of said Lot No. 6, N 89° 26' E, 110 feet to the beginning.

Being the same property conveyed to David M. Ross and wife, Susana O. Ross by Warranty Deed from Keith L. Holloway and wife, Ginger Wood Holloway, dated September 27, 1988, of record in Book 7662, page 697, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to 1988 property taxes, to restrictions filed for record in Book 1449, page 155, and Book 1728, page 127, said Register's Office, to limitations shown on said plan of record in Book 1835, page 69, said Register's Office, to an Agreement of record in Book 2084, Page 173, said Register's Office, and to an Electrical Permit of record in Book 5415, page 850, said Register's Office.

This is improved property commonly known as 4515 Wayland Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

WITNESS my hand this 14th day of October, 2015.

DAVID M. ROSS

SUSANA O. ROSS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID M. ROSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of October, 2015.

MARY GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9-11-2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSANA O. ROSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of October, 2015.

MARY GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9-11-2017