BILL GARRETT, Davidson County
Trans:T20150110291 DEEDWARR
Recvd: 12/31/15 09:08 4 pgs
Fees:22.00 Taxes:0.00
20151231-0131387

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.

Katherine C. Landry, as Trustee, Affiant

Subscribed and sworn to before me,
this 23rd day of December, 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:
Katherine C. Landry, Trustee of the Katherine C. Landry Revocable Trust under agreement dated December 23, 2015 1304 Falkirk Ct. Nashville, TN 37221	Katherine C. Landry, Trustee of the Katherine C. Landry Revocable Trust under agreement dated December 23, 2015 1304 Falkirk Ct. Nashville, TN 37221	142-16-0A-069.00-CO

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, **EDMUND LANDRY AND KATHRYN LANDRY (A/K/A KATHERINE C. LANDRY), HUSBAND AND WIFE** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **KATHERINE C. LANDRY, TRUSTEE OF THE KATHERINE C. LANDRY REVOCABLE TRUST under agreement dated December 23, 2015,** (the "Grantee") its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Plat of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 85.29 feet on the Northeasterly margin of Falkirk Court and extends back 136.22 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Edmund Landry and Kathryn Landry, husband and wife, by Warranty Deed dated June 27, 2014, from D. Nicholas Ragsdale and spouse, Jennifer M. Ragsdale of record as Instrument No. 20140708-0059858, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 432, Register's office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as made applicable to Phase II in Book 6541, Page 542 and amended in Book 6967, Page 156, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but not discriminate against handicapped persons.

Charter of Devon Park Homeowner's Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.

By-Laws of Devon Park Homeowner's Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6145, Page 252 and Book 6503, Page 144, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8809, Page 232, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20000404-0033498 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the restriction(s) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property commonly known as 1304 Falkirk Court, Nashville, Tennessee 37221.

KATHRYN LANDRY is also known as **KATHERINE C. LANDRY** and **KATHERINE CORR LOZES LANDRY**, and they are one and the same.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its 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 disclosed to the Grantee. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its 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.

SIGNED this the 23rd day of December, 2015.

EDMUND LANDRY

KATHRYN LANDRY A/K/A KATHERINE C. LANDRY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE C. LANDRY**, 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 23rd day of December, 2015.

Notary Public

My Commission Expires: 9-11-2017

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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