BILL GARRETT, Davidson County
Trans:T20160005134 DEEDWARR
Recvd: 01/20/16 10:17 2 pgs
Fees:12.00 Taxes:0.00
20160120-0005633

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # 083-06-0-010-00

WARRANTY DEED

Owner & Property Address:
STEFAN SHMITT and DONNA REGII, Trustees
SHMITT-REGII REVOCABLE LIVING TRUST
902 N. 16th St.
Nashville, TN 37206

Mail Tax Statement to:
Mr. Stefan Shmitt and Mrs. Donna Regii
902 N. 16th St.
Nashville, TN 37206

The GRANTORS, STEFAN SHMITT and wife, DONNA M. REGII, 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, does hereby bargain, sell, remise, release, quit claim, and convey grantors right, title, and interest in and to the below-described property to:

STEFAN SHMITT and DONNA REGII, Trustees of the SHMITT-REGII REVOCABLE LIVING TRUST, dated November 16, 2015

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

Land in Davidson County, Tennessee, Being Lot No. 63 on the map of Weakley Home Place Subdivision of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to STEFAN SHMITT and wife, DONNA M. REGII by Warranty Deed of record as Instrument Number 20131231-0131231, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters set forth in the plan of record in Plat Book 421, Page 36 and any and all other existing easements and restrictions as shown of record.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

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 Grantor does here 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 will warrant and 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.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 16th day of November, 2015, by the undersigned.

STEFAN SHMITT

DONNA M. REGII

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared STEFAN SHMITT AND DONNA M. REGII 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 16th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: _____



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