This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

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BILL GARRETT, Davidson County
Trans:T20160036943 DEEDWARR
Recvd: 05/04/16 09:31 3 pgs
Fees:17.00 Taxes:0.00

20160504-0043851

| **New Owner:** | **Send Tax Bill:** | |
|---|---|---|
| **Map/Parcel** | | |
| DARCIE L. CLEMEN, Trustee<br>DARCIE L. CLEMEN REVOCABLE<br>LIVING TRUST<br>dated April 26, 2016<br>512 Swiss Avenue, Unit 8<br>Nashville, Tennessee 37211 | Same | 161-15-0-A-008.00 CO |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 26th day of April, 2016.

Notary Public

My Commission Expires: 05-03-2017

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DARCIE L. CLEMEN, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DARCIE L. CLEMEN, TRUSTEE of the DARCIE L. CLEMEN REVOCABLE LIVING TRUST, dated April 26, 2016.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 26th day of April, 2016.

By: Darcie L. Clemen
DARCIE L. CLEMEN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DARCIE L. CLEMEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 05-03-2017



**Exhibit A**

**Property Description**

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of RoseMonte, Phase 1, of record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Darcie L. Clemen, unmarried, By Quitclaim Deed of record from Charles S. Clemen and wife, Donna S. Clemen, in Instrument Number 20160504-0043850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as 512 Swiss Avenue, Unit 8, Nashville, Tennessee 37211.