PREPARED BY:
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WHEN RECORDED MAIL TO:
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BILL GARRETT, Davidson County
Trans:T20160047848 DEEDWARR
Recvd: 06/07/16 09:48 4 pgs
Fees:22.00 Taxes:0.00
20160607-0057204

SEND TAX NOTICES TO:
Ronald A. Day, Trustee
Elaine A. Day, Trustee
Day Two Land Trust
314 North 1000 East Road
Hammond, IL 61929

DEED IN TRUST

THE GRANTORS, RONALD A. DAY and ELAINE A. DAY, for and in consideration of the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to RONALD A. DAY and ELAINE A. DAY, 314 North 1000 East Road, Hammond, IL 61929, as Trustees, of the Ronald A. Day Trust, a revocable trust, as to an undivided one half and the Elaine A. Day Trust, a revocable trust, as to an undivided one half, each dated March 18, 2016 and any amendments thereto, the following described real estate situated in Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No 291 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Ronald A. Day and wife, Elaine A. Day by deed from Beazer Homes Corp., a Tennessee Corporation, dated July 12, 2012, of record in Instrument No: 20120802-0068733, Register's Office for Davidson County, Tennessee.
>
> Subject to easements, restrictions and reservations of record.

MAP- Parcel Numbers 97-2-A-291 CO
Address: 1349 Riverbrook Drive, Hermitage, TN 37076

This is not homestead property of the Grantors.

To have and to hold the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustees; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming

under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Tennessee, providing for the exemption of homesteads from sale or execution or otherwise.

Robert C. Wilson, as preparer of this deed, has made no investigation concerning the condition of title to the property or any possible violations of any environmental laws or regulations, and the parties to this deed, by virtue of their execution, delivery and acceptance acknowledge that they have read the foregoing and acknowledge that Robert C. Wilson has not been asked to review the condition of title to the property or represent and/or advise them in any way concerning such laws and regulations; and further acknowledge that should this real estate be governed by, or subject to, such laws and regulations, that such could yield very substantial damages and penalties to the parties.

Dated: March 18, 2016

RONALD A. DAY

ELAINE A. DAY

STATE OF ILLINOIS)
) ss.
COUNTY OF SALINE)

I, Tonya M. Hardy, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that RONALD A. DAY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on March 18, 2016.

Notary Public

My Commission Expires

TONYA M. HARDY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 21, 2020

STATE OF ILLINOIS)
) ss.
COUNTY OF SALINE)

I, Tonya M. Hardy, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that ELAINE A. DAY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on March 18, 2016.

TONYA M. HARDY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 21, 2020

Tonya M. Hardy
Notary Public

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