BILL GARRETT, Davidson County
Trans:T20160054391 DEEDWARR
Recvd: 06/27/16 09:00 3 pgs
Fees:17.00 Taxes:0.00
20160627-0065067

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.

JOSEPH LANG ASTON, as Trustee, Affiant

Subscribed and sworn to before me, DIANNE JAYNE
this 22nd day of June, 2016.

Diane Jayne
Notary Public
My Commission Expires: My Comm. Expires January 6, 2019

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Joseph Lang Aston, Trustee of the Joseph Lang Aston Revocable Trust u/a dated August 25, 2015; and Lisa Lew Aston, Trustee of the Lisa Lew Aston Revocable Trust u/a dated August 25, 2015 712 Bowling Avenue Nashville, Tennessee 37215	SAME	Map: 117-05 Parcel: 15.00 FB: 07DA 02245

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, **Lang Aston and wife, Lisa Aston,** as tenants by the entirety, (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest unto **Joseph Lang Aston, Trustee of the Joseph Lang Aston Revocable Trust u/a dated August 25, 2015**, and a fifty percent (50%) undivided interest unto **Lisa Lew Aston, Trustee of the Lisa Lew Aston Revocable Trust u/a dated August 25, 2015,** their successors and assigns

(collectively, "Grantee"), in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Forrest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County, and being described as follows:
>
> Beginning at the northeast corner of Golf Club Road, and Bowling Avenue; thence northerly with the east margin of Bowling Avenue, 141 feet; thence easterly 250 feet to the west line of Lot No. 10; thence south with the line between Lots 5 and 10, 127.3 feet to the north margin of Golf Club Road; thence with said Road, West 250 feet to the beginning.
>
> BEING the same property conveyed to Lang Aston and wife, Lisa Aston, by Warranty Deed from Louis John Van Mol and wife, Deborah Ruth Van Mol, of record as Instrument No. 20021106-0136355 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 712 Bowling Avenue, Nashville, Tennessee 37215.

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 herein set out. 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.

WITNESS my hand this 22nd day of June, 2016.

LANG ASTON

LISA ASTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANG ASTON**, 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 22nd day of June, 2016.

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA ASTON,** 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 22nd day of June, 2016.

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020