This document prepared by (and after recording return to):	
Name:	Norman E. Sabin
Firm/Company:	SABIN & ASSOCIATES, PLLC
Address:	1200 Mountain Creek Road
Address 2:	Suite 485
City, State, Zip:	Chattanooga, Tennessee 37405
Phone:	(423) 648-9829

BILL GARRETT, Davidson County
Trans:T20170001115 DEEDWARR
Recvd: 01/05/17 11:15 2 pgs
Fees:12.00 Taxes:0.00
20170105-0001275

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Bruce G. Kirchhofer and Jamie A. Kirchhofer, husband and wife, heirs and assigns, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto Jamie A. Kirchhofer and Bruce G. Kirchhofer, Trustees of the Jamie A. Kirchhofer Declaration of Trust dated June 23, 2005, and any amendments thereto, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 4204 Lone Oak Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20141001-0090463, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 19 on the Plan of Neil Hunt Subdivision of record in Plat Book 974, page 19 as amended in Instrument No. 20150408-0030953, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Legal description taken from prior deed. No survey obtained. No title examination has been made and Sabin & Associates, PLLC, attorneys, shall not be liable for the status of title to the property or the accuracy of such information.

MORE COMMONLY KNOWN AS: 4204 B Lone Oak Road, Nashville, Tennessee 37215

MAP-PARCEL: 131 03 1N 002.00

REFERENCE is made for prior title to Deed recorded in Book & Page 20160802-0079699, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the said Grantee's assigns forever, and the said Grantors do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27th day of Dec., 2016.

Bruce G. Kirchhofer

Jamie A. Kirchhofer

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

On this 27th day of Dec, 2016, before me personally appeared Bruce G. Kirchhofer and Jamie A. Kirchhofer, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

OFFICIAL SEAL
DIANE B. COOK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP. 01/17/2020

Notary Public
My Commission Expires: _____

Grantor(s) Name, Address:
Bruce G. Kirchhofer & Jamie A. Kirchhofer
1N615 Golf View Lane
Winfield, Illinois 60190

SEND TAX STATEMENTS TO:
Bruce & Jamie Kirchhofer
1N615 Golf View Lane
Winfield, Illinois 60190

Grantee(s) Name, Address:
Jamie A. Kirchhofer and Bruce G. Kirchhofer, Trustees of the Jamie A. Kirchhofer Declaration of Trust dated June 23, 2005, and any amendments thereto
1N615 Golf View Lane
Winfield, Illinois 60190

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $562,800.00. However, we hereby swear or affirm that this transfer of the property is a transfer to a Revocable Living Trust and as such, is exempt from Tennessee transfer taxes pursuant to TCA §67-4-409(a)(3)(F).

Subscribed and sworn to before me this 27th day of Dec, 2016.

Affiant: Jamie A. Kirchhofer, Trustee

Affiant: Bruce G. Kirchhofer, Trustee

OFFICIAL SEAL
DIANE B. COOK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP. 01/17/2020

Notary Public
My Commission Expires: _____